



TOWN OF RICHMOND



2010 – 2035 COMPREHENSIVE PLAN



Adopted on April 14, 2011

Richmond Town Board

Prepared by:

St. Croix County Planning & Zoning Department

University of Wisconsin-Extension

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ACKNOWLEDGEMENTS

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Town of Richmond photos this page and on cover
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INTRODUCTION

The most complete planning legislation in Wisconsin's history was enacted in 1999. The legislation provides communities with the framework to develop a comprehensive town plan as a tool to guide future growth. By January 1, 2010, all communities that make land use decisions, including zoning and subdivision ordinances, will need to base those decisions on an adopted comprehensive plan. The Richmond Town Board decided to become part of the West Central Wisconsin Collaborative Planning Project led by the West Central Regional Planning Commission (WCWRPC) out of Eau Claire. The WCWRPC along with four counties and 21 local communities applied for and received a comprehensive planning grant to complete local, county and regional plans.

In addition to coordination from the Regional Plan Commission, St. Croix County assisted the Town of Richmond in developing this plan. The town plan commission worked to develop the plan for three years. The Richmond Town Board adopted the Plan on April 14, 2011.

PUBLIC PARTICIPATION

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

"The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

The Town of Richmond adopted a written public participation plan as required by statute. Each of the activities described and carried out in the public participation plan is summarized below. St. Croix County created a webpage for Richmond's comprehensive planning project on its website and has posted public participation materials and plan documents to the page through out the project. The webpage link is: www.sccwi.us/richmondcompplan. A copy of the public participation plan is found in the Appendix.

ISSUES & OPPORTUNITIES WORKSHOP

The town held a joint issues and opportunities workshop with the other communities in the project, St. Croix County, Town of Emerald and Village of Deer Park, on November 11, 2008 at the Wisconsin Indianhead Technical College in New Richmond to identify issues and opportunities within the town. The results were used to supplement the results of the public opinion surveys in creating the vision statements for each community's future.

The top issues identified by the Town of Richmond were: alternative energy; town hall improvements; safe road design; affordable housing; new business start-up; balancing growth and agriculture; water quality and protection of riverbanks and wetlands; walkways and bike paths; education and separation for mining operations; protection of environmentally sensitive areas and parks; boundary agreement with the City of New Richmond; and land use for growth and development. The town's complete workshop results are available on the webpage.

PUBLIC OPINION SURVEY

In October 2008 the Survey Research Center at the University of Wisconsin at River Falls mailed comprehensive planning surveys to all residences and property owners in the Town of Richmond for which there was a valid address. The surveys were followed up with reminder postcards and a second mailing to non-respondents. Of the 1,053 Town residences and property owners receiving a questionnaire, a total of 650 (62 percent) were returned, entered and analyzed. Based on the adult population in the Town, the results are expected to be accurate to within plus or minus 3.2 percent, which is a very high level for this type of analysis. This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 3.2 percentage points.

Any survey has to be concerned with “non-response bias.” Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. The demographic profile of the sample contains fewer young people than would be expected and respondents have more formal education and higher household incomes. However, based upon a standard statistical analysis that is described in Survey Report Appendix A, the Survey Research Center (SRC) concludes that there is little evidence that non-response bias is a concern for this sample. In short, the data gathered in this survey is expected to accurately reflect public opinion about the planning issues facing the Town of Richmond.

The purpose of this study was to gather opinions of residents about community planning issues regarding the future of the Town of Richmond. The survey serves as a key component of the public participation portion of the comprehensive plan for the Town. The results of this survey indicate that, in large measure, Richmond residents are pleased with the quality of life they have in the Town. They particularly value the small town atmosphere/rural lifestyle, cost of housing, and the natural beauty of the Town. They value the natural and cultural resources in the Town and are willing to use tax dollars and regulations to protect the resources that make the Town a place they find attractive as a place to live. On the other hand, there is also a clear desire for lower taxes among property owners in the Town. The rate of growth this decade divides the residents of the town into a slightly larger group who said the growth rate of this decade is about right and a relatively large minority who said the Town is growing too rapidly.

Key results are summarized below. The full report on the Town of Richmond’s survey results is available on the town’s project webpage www.sccwi.us/richmondcompplan.

KEY SURVEY RESULTS

- Richmond residents said they are generally pleased with the quality of life they enjoy. Nine in ten rated the quality of life as good or excellent, and few rate it as only fair or poor. The factors that induce people to live in Richmond are small town atmosphere/rural lifestyle, cost of housing, and natural beauty and surroundings.
- Public services and facilities were given positive ratings by a majority of the respondents. The highest rated services and facilities were garbage collection/clean up days, recycling, the public school system, and the New Richmond public library.
- A majority of Richmond residents are willing to use public funds for the following recreational facilities: off-road hiking and nature trails, hunting and fishing access on public land, ballfields and other facilities in New Richmond, and on-road bicycle routes.

- Large majorities of respondents indicated that they have a high level of concern about preserving the Town's various natural resources (groundwater, surface water, air, etc.) and cultural heritage. The majority of those who think it is important to protect the Town's natural and cultural resources are also willing to use regulations and taxes to protect those resources.
- Most respondents said the current network of roads in the Town meets current needs, and two-thirds said the condition of Town roads is acceptable. However, there is concern in the responses about specific streets and intersections. Four in ten said that improvement of the quality of the Town's roads was second among their top three priorities (behind reducing property taxes).
- Majorities of respondents agreed or strongly agreed there is a need for more single family housing and senior housing, but majorities said they did not see a need for more housing subdivisions, seasonal/recreational homes, multi-family units, or mobile homes.
- A majority of the respondents (56 percent) said the addition of 1,327 new residents since 2000 was "about right amount of growth." Among the 44 percent who did not agree with the current growth rate, most felt the growth was "too much." Balancing the opinions and desires of these two groups presents a particular challenge for the plan commission and the town board.
- Residents clearly preferred conservation design for rural housing developments, which features smaller individual lots with preserved common open space in the development. Richmond residents were also open to reducing the minimum lot size for housing near existing communities and raising the minimum lot size in environmentally sensitive areas.
- Regarding appropriate types of businesses in the Town, respondents favored a variety of business types, including agriculture/agri-business, wind power, home based businesses, composting, convenience stores, golf courses, and retail.
- A large majority of respondents said productive agricultural land within the Town should be used for agriculture. At the same time 55 percent agreed or strongly agreed with the use of productive agricultural land for residential use as well. Respondents opposed use of productive farmland for commercial or industrial uses. A majority said they are concerned about the amount of farmland being converted to non-farm uses. Overall, nearly 70 percent disagreed that landowners should be able to develop their land any way they want, but a majority of farmland owners agreed with this proposition.
- A majority said they support programs to use public funds to purchase development rights from private landowners in order to preserve farmland, open space or environmentally important areas, but residents oppose programs that allow developers to purchase development rights in one area and transfer them to another area in return for being allowed to increase the density of development. Large majorities said they believe it is important or very important to cooperate with neighboring governments on land use issues and sharing public services.
- Direct mail is the preferred method of receiving information from the Town government.
- The top priority issue for Town residents was reduction of local property taxes. Improving the quality of the roads and developing a boundary agreement with New Richmond were a distant second and third.

- The Town's relationship with the City of New Richmond is an important issue to the Town's residents. Most gave high importance to cooperating on land annexations and emergency services and the development of a boundary agreement with the City.
- Residents expressed a wide variety of concerns when asked to list one thing they would like to change about the Town of Richmond. The most frequent topics were concerns about the recent amount of development in the Town and concerns about roads.

DESIRED CHANGE IN RICHMOND

Near the end of the survey, respondents were asked the following open-ended question, "If you could change one thing about the Town of Richmond, what would it be?" About half of respondents (305) chose to answer this question. The answers were grouped into specific topics by the SRC and are summarized in the table at right.

Although there were a variety of topics among the responses, three topics accounted for 56 percent of all comments. In a virtual tie for first place with 20 percent each were comments relating to development and growth in the Town and comments about roads and transportation.

Nearly all the comments about development and growth were concerns about the rate at which these have been occurring in Richmond. As noted earlier, 40 percent of the respondents said the Town has been growing too rapidly, and the comments within this topic contain the expressions of concern about that issue. Typical comments include:

"Slow down the development of all those new houses."

"Restrict and limit the number of housing and commercial developments."

The SRC divided the comments related to roads/transportation into two groups. First were a group related to specific roads and intersections, and within this group the most frequent issue was for improvements to 140th Street. The second group of transportation comments contained more general statements about streets and transportation. Typical comments include:

"Widen the roads on 140th St. so that there is a center line and shoulders on both sides...it is dangerously narrow right now."

"Please place a stop light or stop sign to break up traffic at Hwy 65/Hwy G junction. Something needs to be done!"

Comments about local property taxes were in third place with 16 percent of the comments. Most responses related to taxes stated a specific desire for lower property taxation and concerns about inequitable assessments. Typical comments include:

"Lower property taxes." "Taxes are too high."

In addition to the numeric responses, respondents provided additional written comments which were compiled by the SRC from the surveys. Survey Report Appendix B contains the complete compilation of comments. Survey Report Appendix C contains a copy of the survey questionnaire with a quantitative summary of responses by question.

One Change in Richmond by Topic

Topic	Count	%
Development/Growth	61	20%
Roads/Transportation	60	20%
Taxes	49	16%
Recreation	18	6%
Police-Law Enforcement	15	5%
Appearance of Homes	13	4%
Government	12	4%
Shopping – Retail	10	3%
Services – Utilities	9	3%
Nothing/Like Richmond	9	3%
Annexation	8	3%
Communication	7	2%
Environment	7	2%
Town Hall	5	2%
Employment	4	1%
Miscellaneous	18	6%
Total	305	100%

VISIONING WORKSHOP

In February 2009 residents, plan commissioners and town board members participated in a two-part visioning workshop. Visioning is a process by which a community envisions the future it wants and plans how to achieve it. The workshop was held over two evenings. The second evening built on the results of the first.

During the first evening a facilitator helped participants identify their core values, describe where they see the future of the community and discuss how that future can be accomplished. Participants were specifically asked to focus on the elements and describe what should be preserved, changed or created in the Town of Richmond. The facilitator used these responses to develop a draft vision statement.

On the second evening the participants refined and expanded the vision statement to include all the elements of the plan and provide a framework for the community's goals, objectives and policies. Results of the visioning workshop are included in the Issues and Opportunities Vision Statement section.

OPEN HOUSES

The Town of Richmond held three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. The open house format provides an opportunity for direct dialogue between citizens, the town board and plan commissioners. All were attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. In addition, the community made the materials from the open house available for several months after the open house for citizen review and comment. Each open house was noticed in the Town's official newspaper, the New Richmond News, by posting at appropriate places in the community and through a direct mailing to every property owner and resident in the town.

The Town of Richmond's first Informational Open House was held on November 18, 2009 at Wisconsin Indianhead Technical College in New Richmond. It covered: Issues and Opportunities, Visioning Workshop Results, Survey Results, Utilities and Community Facilities element and Transportation element. After the open house the materials were moved to the town hall and posted for the next six months so residents could view information and provide comments. The information was well received.

The second Informational Open House was held August 9, 2010 at the Richmond Town Hall. It covered: Transportation, Housing, Economic Development, Agricultural Resources, Natural Resources, Cultural Resources and Intergovernmental Cooperation. The materials were left on display at the town hall for two months, after the open house, so more people would have an opportunity to view the information and provide comments. There were generally positive comments.

The third Informational Open House was held November 29, 2010. It covered Community Forecasts, Intergovernmental Cooperation, Land Use and Implementation. The materials were left on display at the town hall for two months, after the open house, so more people would have an opportunity to view the information and provide comments. The information was well received and positive feedback resulted.

INTERACTIVE LAND USE WORKSHOP

An Interactive Land Use Workshop to discuss future land uses for the Town of Richmond was held at the town hall, on Monday, November 29, 2010. The workshop was conducted immediately following the open house to encourage more participants to attend and to tie all parts of the Land Use element together. Individual flyers were sent to all residents and land owners in Richmond. Participants were encouraged to attend both the open house and workshop, but it was not required.

Participants were given a visual preference survey, which is an interactive slide show of land uses. Each person was asked to vote on whether they liked or disliked photos of various land uses. The results show the land uses the participants think are appropriate in the Town of Richmond.

In the second part of the workshop there was a land use mapping exercise to identify potential locations for land uses. Using two trends, conservative and aggressive, of future land use projections, residents were asked to develop two future land use maps for the town. Open space, commercial, industrial, residential and agricultural land uses were identified as part of the exercise. Two dozen people working in three groups prepared three sets of maps. Plan Commission and Town Board members participated with the public.

At the end of the evening, participants were asked to vote on which trend they preferred to see in the town. They voted for each type of land use and overall. The clear winner was trend 1, conservative. The visual preference survey and draft maps were posted to the county website's Town of Richmond webpage, www.sccwi.us/richmondcompplan, for other residents to review.

The thinking that went into each group's map development and land use decisions is important to understanding the maps and trying to create a combined map for a future land use map for the town. Thoughts and concepts for each group are reported below:

Group 1 Report:

Open Space: The group felt open space should provide a buffer to land with limitations that would not allow development. The group agreed to add additional open space for Trend 2 of 40 acres per person.

- Identified the Anderson Springs area and a buffer around it for protected open space.
- Provided additional open space along and as a buffer to the Willow River in sections 8, 9, 17 and 18.
- Added open space to the U.S. Fish & Wildlife lands around Ten Mile Creek.
- Provided open space adjacent to existing residential development in sections 4, 25 and 36.
- Identified open space around Brushy Mound Pond in Section 12.
- Provide a buffer to the Willow River Rod and Gun Club by protecting open space to the west in sections 5 and 6.
- Identified open space adjacent to suggested residential development in sections 7 and 8.



- Protect sensitive lands by using conservation design development to provide open space within subdivisions.

Commercial & Industrial: The group agreed commercial development should be on STH 65 and some in unincorporated Boardman.

- Strip commercial placed on STH 65 in sections 11, 14 and 15. About 35 acres with a similar configuration as the existing commercial around CTH G. No additional commercial was suggested at the STH 65 and CTH G intersection.



- A small four-acre commercial site for a convenience store and gas station was identified in Section 34 for residential development heading south on STH 65.
- Discussion of additional commercial the whole length of STH 65 but it was rejected.
- Neighborhood commercial was suggested for south of unincorporated Boardman on the west side of CTH A, 10 to 20 acres.
- The group discussed expansion of commercial at the diamond interchange on USH 64 but decided not to place any there as the existing commercial was sufficient.
- A small amount of commercial also place on CTH A in Section 17 as part of Trend 2.

- Industrial development was limited to expansion of the nonmetallic mining operations in the town in sections 15, 16, 21 and 22.

Residential Development: Residential development was placed throughout the town in large subdivisions of 50 to 100 lots and small subdivisions of 10, 15 or 25 lots. About half the large subdivisions were conservation design.

- Residential development was placed around the new high school.
- Subdivision development as added adjacent to some existing developments in sections 23, 27, 28, 33 and 34.
- Some group members focused residential development on the northwest corner of the town as they felt that was rougher topography and poorer farm ground.
- Conservation design development was scattered throughout the town and placed adjacent to resources like Brush Mound Pond, Willow River, wetlands and some farmland. Conservation design subdivisions were also placed around the nonmetallic mining operation.
- Conventional development was also scattered throughout the town and placed on resources like the Willow River, wetlands and farmland.

Agriculture:

- Protection of farmland was generally not identified as a factor in future land use locations.

Group 2 Report:**Open Space:**

- Protected three open space sites along the Willow River in sections 9 and 17.
- Protected additional open space along the Willow River to the north east in section 1.
- Chose not to add to the publicly held land in the town.
- The group was reluctant to add open space without knowing how it would be accomplished given the extent of existing publicly owned open space in the town. Consistent with the sites identified, the group agreed that it made the most sense to look for acceptable open space opportunities along water bodies with adjoining sensitive resources that are otherwise difficult to develop.

**Commercial & Industrial:**

- Commercial infill and expansion along STH 65 from the New Richmond city limits to south of 140th Avenue.
- Industrial development included all the land owned by the nonmetallic mining operation north of CTH G in sections 15 and 16.

Residential Development:

- Used conservation design and conventional development equally both in groupings of 100 lots.
- Used conservation design south of the high school, around Brushy Mound Pond, along the Willow River and around other wetland and environmental areas.
- Used conventional development to infill around existing and proposed subdivisions throughout the town.

Agriculture:

- Agricultural land use was generally not part of the discussion of future land uses.



Group 3 Report:**Open Space:**

- The group added additional open space to the DNR land in the center of the town.
- They designated open space protection along the Willow River from unincorporated Boardman north.
- There was initial difficulty in adding open space due to the idea of taking or designating someone's land for open space or public use.

Commercial & Industrial:

- Most commercial was placed east of the diamond interchange on STH 64.
- Commercial development was located along STH 65 adjacent to existing sites and centered around CTH G where there is existing commercial.
- Some additional commercial was placed immediately south and adjacent to New Richmond. This would most likely get annexed if development did occur.
- Industrial land use was limited to expansion of the limestone, sand and gravel mining.

Residential Development:

- Residential development occurred through the use of large major subdivisions with no bias for or against conservation design.
- Some conservation design was used along the Willow River.
- It was the consensus of the group to place most of the residential subdivision growth north and south east of STH 65 to complete the residential development that has already occurred.



and south east of STH 65 to complete the residential development that has already occurred.

- Some residential development was scattered through the town with no land use decision making.

Agriculture:

- Residential development was generally concentrated east of STH 65 and infilled with existing development to reduce conflicts between residential and agricultural land uses.

PUBLIC HEARING AND ADOPTION

The Plan Commission referred the final draft of the comprehensive plan to the Town Board for review in February 2011. After Town Board review and subsequent revisions by the Plan Commission, a public hearing was held on March 28, 2011. The public hearing draft of the comprehensive plan was sent to the government bodies, agencies and organizations listed below for review and comment. Also, the plan was made available at the local libraries and on the county website's Town of Richmond webpage, www.sccwi.us/richmondcompplan, for public review.

Wisconsin Land Information Office
 West Central Wisconsin Regional Planning Commission
 U.S. Fish and Wildlife Service
 Wisconsin Department of Natural Resources
 Wisconsin Department of Transportation
 UW-Extension - Baldwin
 Wisconsin State Historical Society
 St. Croix County Historical Society
 St. Croix County
 City of New Richmond
 Town of Erin Prairie
 Town of Hammond
 Town of Somerset
 Town of Stanton
 Town of Star Prairie
 Town of St. Joseph
 Town of Warren
 New Richmond School District
 Somerset School District

St. Croix Central School District
 New Richmond Library
 Roberts Library
 Somerset Library
 St. Croix County Sportsmen's Alliance
 Willow River Rehabilitation District
 New Richmond Preservation Society
 New Richmond Fire and Ambulance
 New Richmond Multipurpose Pathways Committee
 New Richmond Airport Commission
 Wisconsin Bureau of Aeronautics
 New Richmond Economic Development Corp.
 St. Croix Valley Builder's & Realtor's Associations
 St. Croix Economic Development Corp.
 Cemstone Ready-Mix Nonmetallic Mining
 Tammec Nonmetallic Mining
 Utecht's Sand & Gravel Nonmetallic Mining

The plan commission passed a resolution recommending the plan to the town board on March 28, 2011. The Richmond Town Board adopted the 2010-2035 Comprehensive Plan by ordinance on April 14, 2011. A certified copy of the adopting ordinance is included below. Copies of the adopted comprehensive plan were sent to the government bodies, agencies and organizations listed above.

RICHMOND ADOPTING ORDINANCE

**ORDINANCE TO ADOPT
TOWN OF RICHMOND 2010 – 2035 COMPREHENSIVE PLAN
Ordinance No. 11-1**

The Town Board of the Town of Richmond of St. Croix County, Wisconsin, does ordain as follows:

Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Richmond is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

The Town Board of the Town of Richmond has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

The Town Plan Commission has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Plan Commission of the Town of Richmond, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled TOWN OF RICHMOND 2010 – 2035 COMPREHENSIVE PLAN containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Town Board of the Town of Richmond, does by the enactment of this ordinance formally adopt the document entitled, TOWN OF RICHMOND 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 3-28-11 pursuant to section 66.1001(4)(c) of the Wisconsin Statutes and also adopts any amendments that are identified in the attached list, Recommended Amendments, and that are or may be recommended by the Plan Commission or Town Board as a result of the public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and published as required by law.

ADOPTED this 14th day of April 2011.



Todd Rehne, Chair Town of Richmond

Effective: May 6, 2011
(Date)

Published: May 5, 2011
(Date)

Attest: 

Donna Preece, Clerk Town of Richmond

ISSUES & OPPORTUNITIES

COMMUNITY BACKGROUND



Boardman School, obscured by mounds of snow in 1936. Historic Photo.

The unincorporated community of Boardman used to be called Lone Tree. This small community where the Town of Richmond's town hall is now located, was called Lone Tree until around 1856. That is when Francis S. Boardman arrived, became the first postmaster and merchant and had the community named after him.

The school district for Boardman was organized in 1857, and the first school building was built in 1861. The first trustees were Ira Parke, C. A. Boardman and S. L. Beebe. Warren Libbey was the

first teacher. This schoolhouse was also used by the Methodists for church services until 1880, when their church was built. It is not known for certain when the original school was destroyed, but since the cyclone of 1899 wiped out the entire community, this is perhaps what happened to this building also. Another wooden building replaced this structure and then in 1927, and with a growing population, a new red brick school was erected to house 60 students. In 1952, Boardman consolidated with New Richmond, and after a few years of use as a supplemental 3rd grade classroom, it became the Richmond Town Hall, and remains so today. Anna Mondor taught in this school and other schools in Richmond Township, before going on to be elected town clerk, a position she held for a number of years. During this same time period in the school history of Richmond township, there were five other rural schools, all established in the mid-1800's. Springbrook in Section 26, the building has since burned down; Oak Hill in Section 33, now a storage shed on the Pat Ball farm; District #5 in Section 14, assumed tore down; Clarendon in Section 7, converted to a home; and Lonesome Trail in Section 5, converted to a home. All of these schools consolidated with New Richmond in the 1950's.



In the northern area of Richmond Township, the first settler was Eban Quimby, who built a house in 1852 at the mouth of Paperjack Creek, where it empties into the Willow River. The next family to move to this part of the township was the J. D. Johnson family, who in 1853 moved to the 'spring farm', named for the large spring on the property. On this farm, he raised the first wheat in Richmond Township. When it was ready to be harvested, it was hauled to Hudson to be threshed and he had a total of 9 bushels of wheat. Many farms have covered Richmond's landscape. One of the most notable was a round barn that was located at 1313 130th Ave., on the south side, in Section 35. This piece of the town's history has since been torn down.

Most of Richmond township remained essentially a farming community until the 1980's when agriculture gave way to subdivisions. By 2008, the town had 35 subdivisions.

In the oldest ledgers available for Richmond Township, we find that in 1907, James Pryor was town treasurer, Patrick J. Early was town clerk, Patrick Brown and W. H. Casey were supervisors, and J. D. Kennie was chairman. These officials were paid \$22-\$25 a year for their work and the total tax liability for 1907 was \$9,199.31. By 1915-16, taxes had risen to \$14,705.99 which included \$179.87 for a "road dragging fund." Some names that begin to appear with frequency in the early 1900's are Murray, Ball, Joyce, Early, and Brown.

In 1936, one of the hottest summers on record, on August 5, Mrs. Ed Roethle and Mrs. Jos. J. Kelly were paid \$.40 cents per meal for 39 meals for the road crew. This same year, Alfred Bader bought the home where Warren and Shirley presently live, and paid \$4.00 a year in real estate taxes. At this same time also, in an ad in the 1929 plat book, the then Bank of New Richmond, established in 1878, had \$112,500 in capital and surplus.

In the mid 1960's, Warren Bader became a supervisor and was supervisor or chairman for the next 45 years, until 2009. Mary Kelly started as treasurer in 1969 and is still at it, 40 years later. Fred Ball was a supervisor from the 1980's until he passed away in 2009. They are all part of Richmond Township's history, along with many others.

Sources:

Town Clerk Donna Preece compiled this history and is credited with its content.

Special acknowledgement goes to Down On The South Side, one book in a series published by the New Richmond Heritage Center.

Remembering Rural Schools of St. Croix County

St. Croix County Extension Homemakers Rural School Committee 1991.

POPULATION & DEMOGRAPHICS

POPULATION DATA

Historical Population -- 1970 to 2000

Minneapolis-St. Paul MSA

COUNTIES	1970	1970-80	1980	1980-90	1990	1990-00	2000
Minneapolis-St. Paul MSA	1,965,159	8.8%	2,137,133	18.8%	2,538,564	16.9%	2,968,806
Counties:							
Anoka	154,556	26.8%	195,998	24.3%	243,641	22.3%	298,084
Carver	28,310	30.9%	37,046	29.3%	47,915	46.5%	70,205
Chisago	17,492	47.0%	25,717	18.7%	30,251	34.7%	41,101
Dakota	139,808	39.0%	194,279	41.2%	275,227	29.3%	355,904
Isanti	*	42.5%	23,600	9.8%	25,921	20.7%	31,287
Scott	32,423	35.0%	43,784	32.3%	57,921	54.7%	89,498
Sherburne	*	*	*	40.2%	41,945	53.6%	64,417
Washington	82,948	36.9%	113,571	28.5%	145,896	37.9%	201,130
Wright	38,933	50.7%	58,681	17.1%	68,710	31.0%	89,986
Hennepin	960,080	-1.9%	941,411	9.7%	1,032,431	8.1%	1,116,200
Ramsey	476,255	-3.5%	459,784	5.7%	485,765	5.2%	511,035
Pierce	*	*	*	5.2%	32,765	12.3%	36,804
St. Croix	34,354	25.9%	43,262	16.2%	50,251	25.7%	63,155

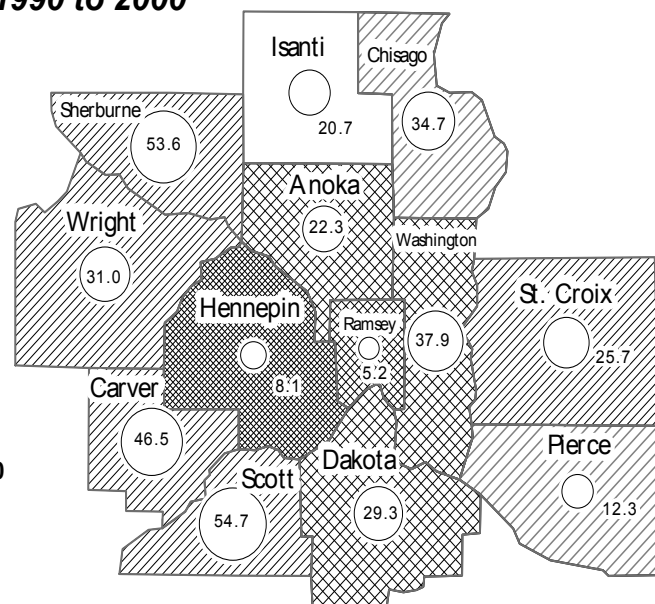
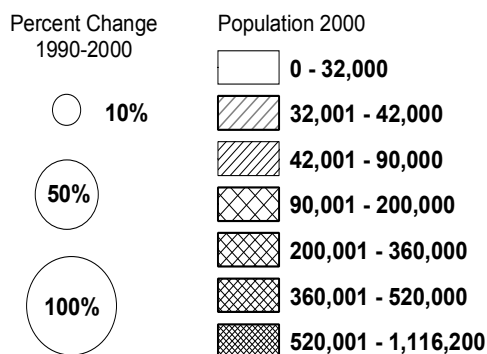
*Not included in the MSA at the end of the decade.

Source: Population Abstract of the United States, Androit Associates, 1980, U.S. Census Bureau 2002.

Population - 2000

Percent Population Change - 1990 to 2000

Minneapolis - St. Paul MSA



SOURCE: U.S. Census Bureau

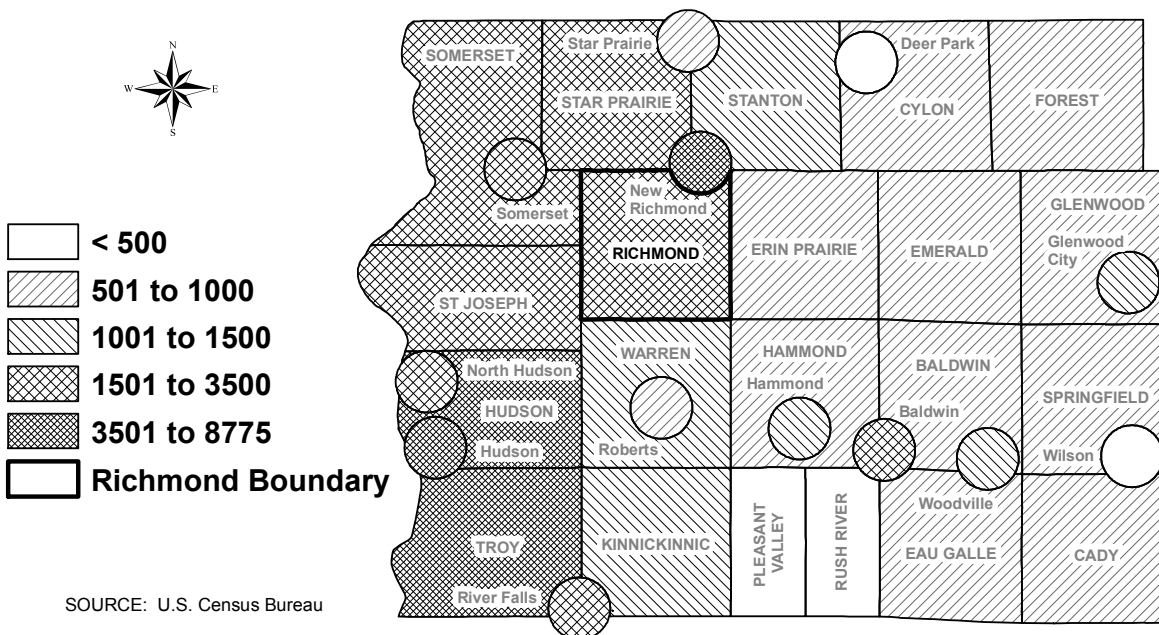
- St. Croix County became part of the Minneapolis-St. Paul Metropolitan Statistical Area (MSA) in 1973 based on the results of the 1970 census. The MSA now has just under 3 million people.
- St. Croix County ranks 10th in population among the 13 counties in the MSA.
- The county's proximity to the Minneapolis/St. Paul job market accounts for the population growth the county has been experiencing since 1960.
- From 1990 to 2000, the county grew 25.7 percent. That was about 10 percent faster than the metro area as a whole, but five to 10 percent slower than the nearest Minnesota counties.
- However, percentage changes do not always convey the complete picture. During the 1990's the county grew by about 13,000 people, but its westerly neighbor, Washington County grew four times as much, about 55,000 people, during the same period.
- From 1990-2000, St. Croix County was the second fastest growing county in terms of percentage growth and the 11th fastest growing county in numerical growth within the State of Wisconsin.

Historic Population by Minor Civil Division -- 1960 to 2000
St. Croix County

MUNICIPALITY	CENSUS					PERCENT CHANGE			
	1960	1970	1980	1990	2000	60-70	70-80	80-90	90-00
Towns									
Baldwin	833	890	943	911	903	6.8	6.0	-3.4	-0.9
Cady	762	670	724	643	710	-12.1	8.1	-11.2	10.4
Cylon	614	620	717	639	629	.9	15.7	-10.9	-1.6
Eau Galle	717	720	897	756	882	.4	24.6	-15.7	16.7
Emerald	647	588	638	630	691	-9.1	8.5	-1.3	9.7
Erin Prairie	499	516	661	647	658	3.4	28.1	-2.1	1.7
Forest	674	649	631	614	590	-3.7	-2.8	-2.7	-3.9
Glenwood	835	764	715	700	755	-8.5	-6.4	-2.1	7.9
Hammond	773	764	822	819	947	-1.2	7.6	-.4	15.6
Hudson	649	925	2,012	3,692	6213	42.5	117.6	83.5	68.3
Kinnickinnic	667	755	1,051	1,139	1400	13.2	39.2	8.4	22.9
Pleasant Valley	310	330	360	384	430	6.5	9.1	6.7	12.0
Richmond	701	1,091	1,338	1,400	1556	55.6	22.6	4.6	11.1
Rush River	403	439	476	419	498	8.9	8.4	-12.0	18.9
St. Joseph	1,068	1,357	2,180	2,657	3436	27.1	60.7	21.9	29.3
Somerset	976	1,185	1,833	1,975	2644	21.4	54.7	7.8	34.3
Springfield	814	811	816	772	808	-.4	.6	-5.4	4.7
Stanton	640	975	1,083	1,042	1003	52.3	11.1	-3.8	-3.7
Star Prairie	1,015	1,390	1,900	2,098	2944	37.0	36.7	10.4	40.3
Troy	845	1,517	2,326	2,850	3661	79.5	53.3	22.5	28.5
Warren	614	622	897	1,008	1320	1.3	44.2	12.4	31.0
Subtotal	15,056	17,578	23,020	25,795	32,678	16.8	31.0	12.1	26.7
Villages/Cities									
Baldwin	1,184	1,399	1,620	2,022	2667	18.2	15.8	24.8	31.9
Deer Park	221	217	232	237	227	-1.8	6.9	2.2	-4.2
Hammond	645	768	991	1,097	1153	19.1	29.0	10.7	5.1
North Hudson	1,019	1,547	2,218	3,101	3463	51.8	43.4	39.8	11.7
Roberts	308	484	833	1,043	969	57.1	72.1	25.2	-7.1
Somerset	729	778	860	1,065	1556	6.7	10.5	23.8	45.1
Spring Valley	0	0	0	0	2	0.0	0.0	0.0	100.0
Star Prairie	331	362	420	507	574	9.4	16.0	20.7	13.2
Wilson	140	130	155	163	176	-7.1	19.2	5.2	8.0
Woodville	430	522	725	942	1104	21.4	38.9	30.0	17.2
Glenwood City	835	822	950	1,026	1183	-1.6	15.6	8.0	15.3
Hudson	4,325	5,049	5,434	6,378	8775	16.7	7.6	17.4	37.6
New Richmond	3,316	3,707	4,306	5,106	6310	11.8	16.2	18.6	23.6
River Falls*	625	991	1,498	1,769	2318	58.6	51.1	15.3	31.0
Subtotal	14,108	16,776	20,242	24,456	30,477	18.9	20.7	20.8	24.6
St. Croix County	29,164	34,354	43,262	50,251	63,155	17.8	25.9	16.2	25.7

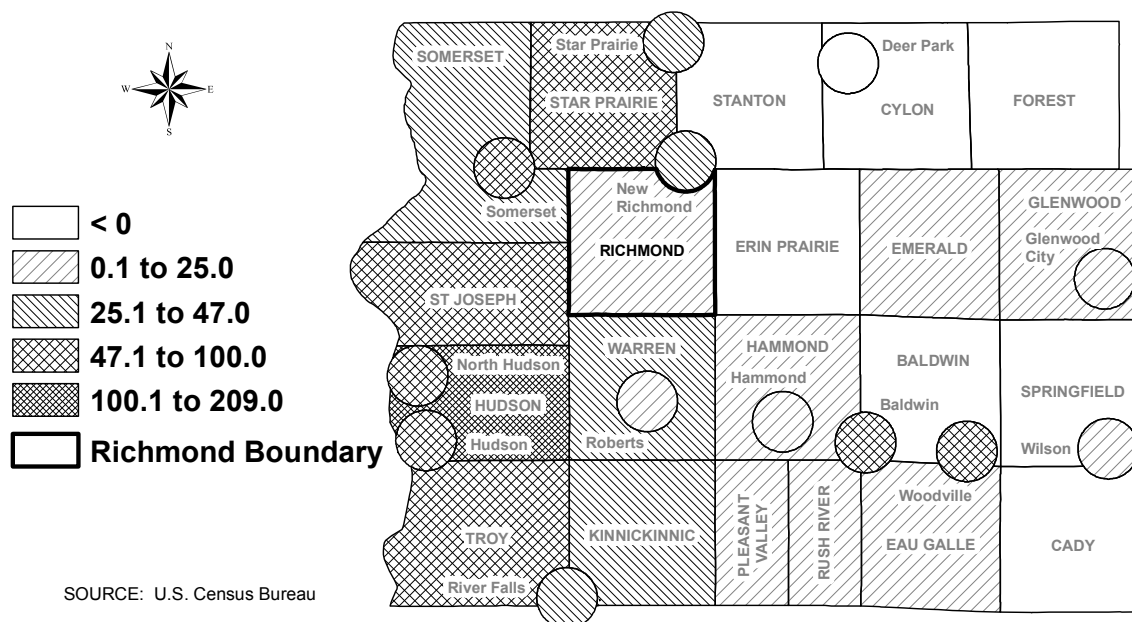
Source: U.S. Census, 1960-2000 *portion in St. Croix County. Project community is designated in bold type.

Population 2000 St. Croix County - Richmond



- In St. Croix County, from 1960 to 2000, there was a pattern of greater population increases in the 70's and 90's and lesser population increases in the 60's and 80's. These patterns reflected national demographic and cyclical economic trends.
- Population growth in unincorporated areas grew slightly more and faster than incorporated areas between 1990 and 2000.
- The Town of Richmond's growth rates have been erratic since the 1960's; dropping from 56 percent in the 60's to 4 percent in the 80's and then starting to climb again in the 90's at 11 percent.
- Since the 1970's, Richmond's growth rate has been lower than the county's and the surrounding towns, except Erin Prairie to the east.
- Overall, the growth rates in the Town of Richmond generally reflect changes in the farm population, a decline in large farm families, an increase in farm size and an aging farming population. It is also clear the growth rates closely parallel highs and lows in the farm economy.
- Since 2000, the Town of Richmond's estimated population growth has been significant. The Town's estimated 2008 population from the Wisconsin Department of Administration was 2,883, an increase of 85 percent since 2000. This is the highest growth rate in the county for this decade and is due to an influx of residential subdivisions and shifting land uses away from agriculture to rural residential developments.

Percent Population Change - 1980 to 2000 St. Croix County - Richmond



- From 1980 to 2000, the fastest population growth in St. Croix County occurred in the western communities. The eastern communities generally grew slower and some lost population.
- The Town of Richmond was in the second lowest growth tier for all communities in St. Croix County.
- From 1980 through 2000, the Town of Richmond's growth rate was moderate but steady compared to the other communities in St. Croix County.

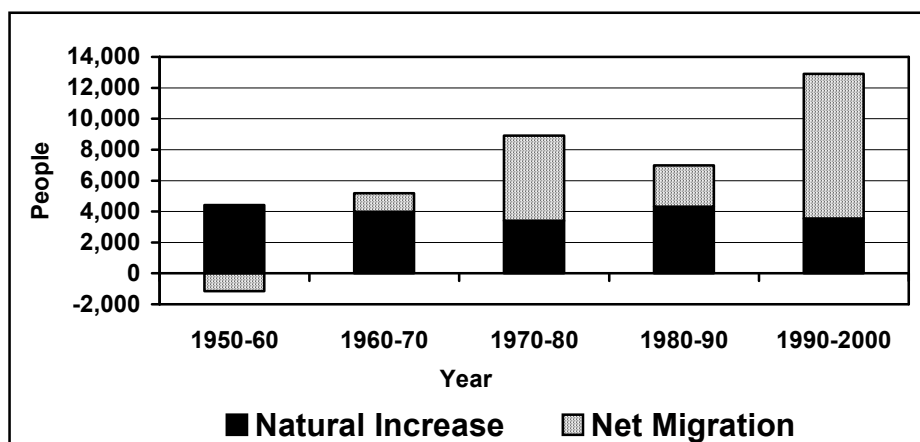
Components of Population Change - 1950 to 2000
St. Croix County

COMPONENT	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Births	7,016	6,872	6,544	7,859	7,696
Deaths	2,606	2,880	3,136	3,542	4,144
Total Natural Increase	4,410	3,992	3,408	4,317	3,552
Natural Increase Rate*	15.1%	11.6%	7.9%	8.5%	7.1%
Net Migration	-1,151	1,198	5,500	2,671	9,353
Net Migration Rate*	-4.0%	3.5%	12.7%	5.3%	18.6%
Total Population Change	3,259	5,190	8,908	6,989	12,904
Percent Population Change	12.6%	17.8%	25.9%	16.2%	25.7%

*Calculated as a percent of the County's population.

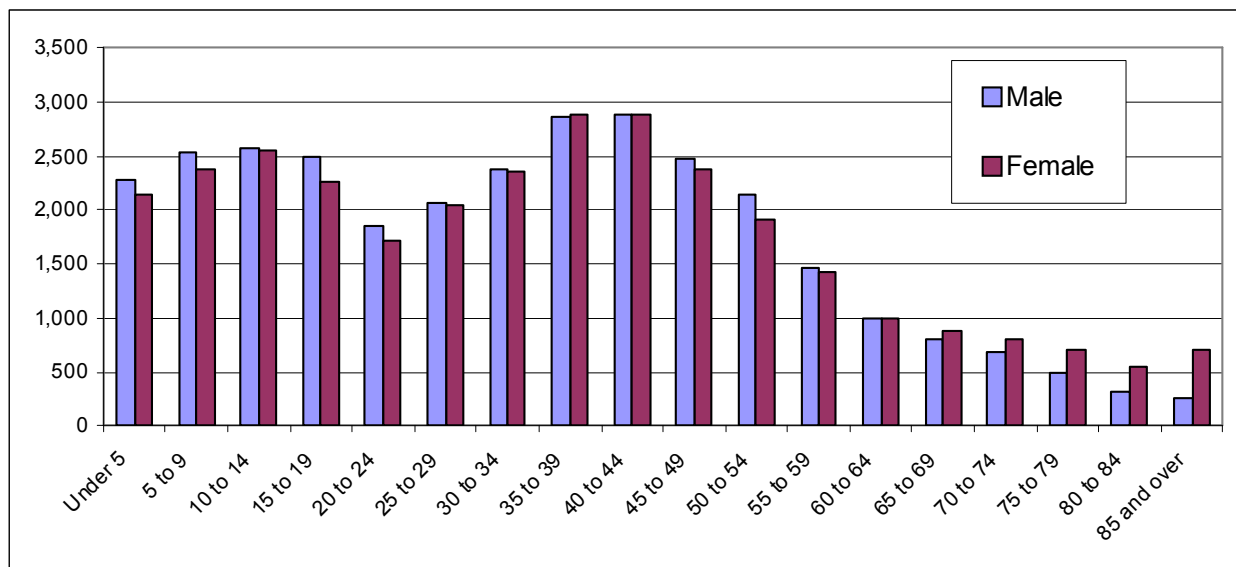
Source: U.S. Census, 1950-2000

Components of Population Change - 1950 to 2000
St. Croix County

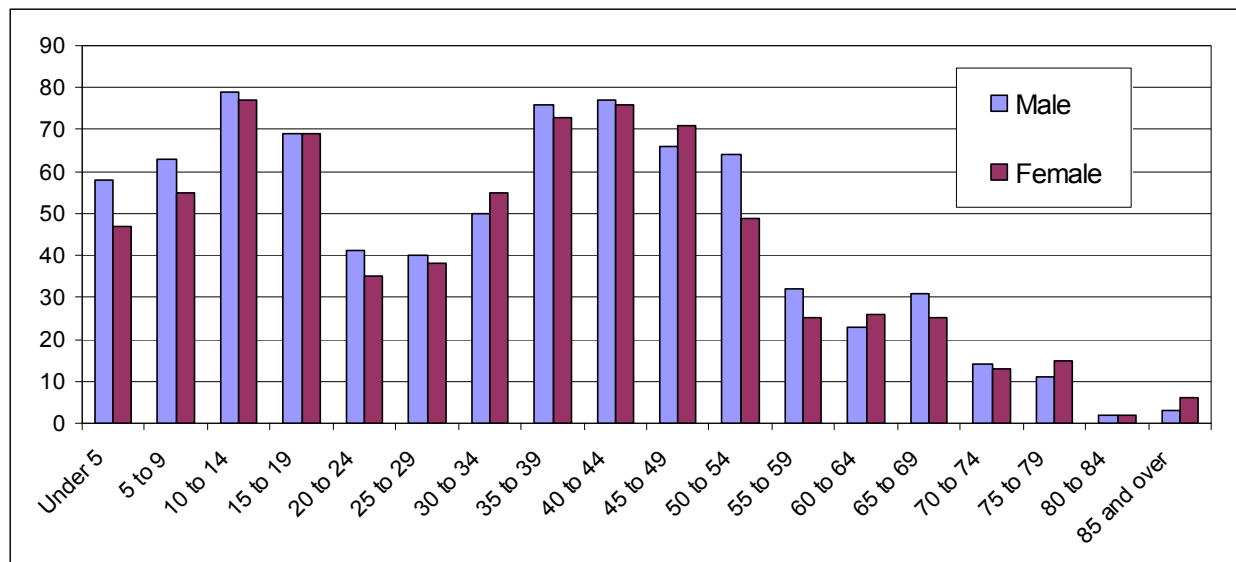


- The population growth due to natural increase has remained close to 4000 people per decade for the last 50 years.
- From 1960 to 2000, there was a pattern of greater population increases in the 70's and 90's and lesser population increases in the 60's and 80's reflecting national demographic and cyclical economic trends.
- In the 1970's and 1990's in-migration was greater than the natural increase.
- In the 1980's in-migration dropped by over seven percent and the natural increase rate surpassed the in-migration rate.
- The 1990's decade saw the largest numerical population increase.
- From 1990 to 2000, migration into St. Croix County accounted for almost three times as much population growth as the natural increase.

Age – Sex Structure Census -- 2000 St. Croix County



Age – Sex Structure Census -- 2000 Town of Richmond



Source: U.S. Census 2000

- St Croix County's population structure includes the typical national pattern reflecting the baby boom generation (those born between 1946 and 1964) found in the 35 to 54 age groups through 2000.
- The county's population structure also reflects the next two population trends, the baby bust generation (those born from the mid-60's to mid-70's) found in the 20 to 34 age groups and the boomlet of children which occurred since the mid-80's.
- These patterns are also reflected in the Richmond population structure.
- The school age cohorts, ages 5 to 19, are generally equal at the county level. However, at the town level there are some distinct differences.

- The Town of Richmond has an increase in the 10 to 14 and 15 to 19 age cohorts over the lower and higher age groups. This suggests an in-migration of parents with children in these age groups.
- The Town of Richmond's under 5 and 10 to 14 age groups have a larger number of males than females which is consistent with the county population trend.
- Over the next 20 years the baby boomers will be moving into the retirement age groups in very large numbers and the number of elderly in the county should increase significantly.
- The sharply declining numbers in the 70 and over age groups in the Town of Richmond versus the county as a whole suggests the elderly are more likely to live in urban areas that offer more services than in a rural community.
- Also the over 70 age group may be moving out of the county to other areas designed for retirement living.

EDUCATION DEMOGRAPHICS

Education Level by Minor Civil Division -- 2000 Town of Richmond

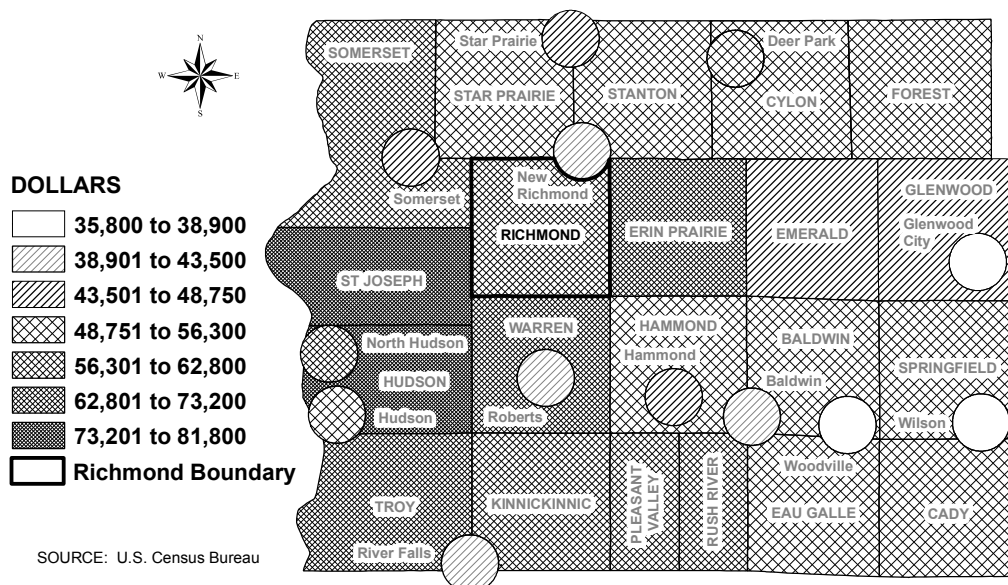
TOWN	HIGH SCHOOL OR LESS	ASSOCIATES OR BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
Baldwin	81.8%	13.9%	4.3%
Cady	75.9%	16.6%	7.5%
Cylon	72.2%	23.1%	4.6%
Eau Galle	75.9%	20.5%	3.6%
Emerald	80.5%	16.7%	2.8%
Erin Prairie	69.9%	26.5%	3.6%
Forest	84.2%	15.3%	0.6%
Glenwood	80.7%	16.7%	2.6%
Hammond	71.1%	26.0%	2.9%
Hudson	52.5%	38.0%	9.5%
Kinnickinnic	58.7%	31.8%	9.6%
Pleasant Valley	62.8%	29.2%	7.9%
Richmond	73.1%	21.1%	5.9%
Rush River	80.5%	17.1%	2.4%
St. Joseph	58.5%	29.8%	11.7%
Somerset	65.8%	27.5%	6.7%
Springfield	78.6%	16.2%	5.3%
Stanton	73.1%	21.1%	5.8%
Star Prairie	76.0%	19.0%	5.0%
Troy	47.4%	42.0%	10.5%
Warren	66.5%	28.5%	5.0%
St. Croix County	64.8%	28.2%	7.0%

Source: U.S. Census 2000 Project community is designated in bold type.

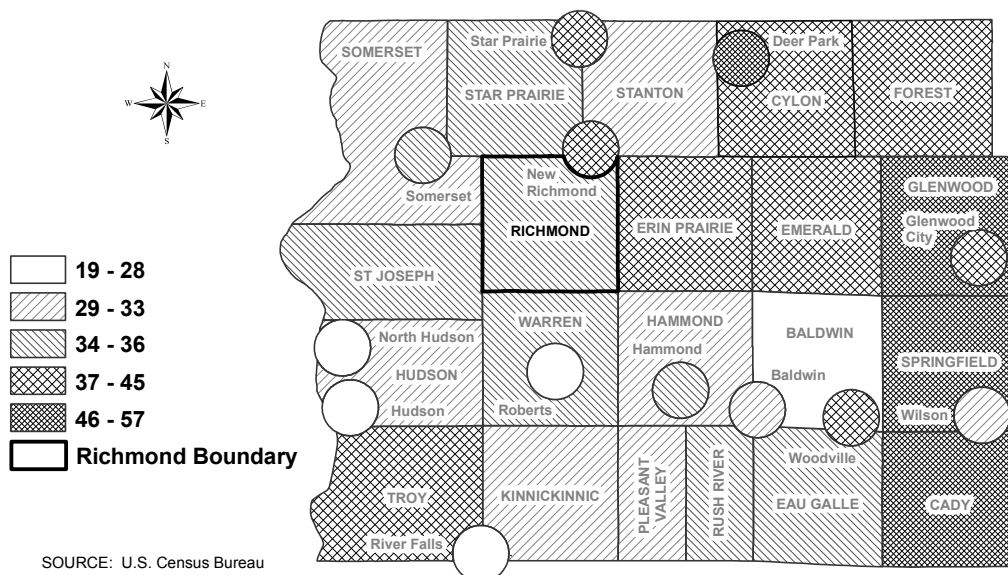
- Education levels in the Town of Richmond are somewhat lower for post-secondary degrees than the rest of St. Croix County. This is somewhat surprising considering the ease of access to the technical college in New Richmond.
- The Town's education levels are very similar to those in the towns adjacent to Richmond.

INCOME DEMOGRAPHICS

Median Household Income - 2000 St. Croix County - Richmond



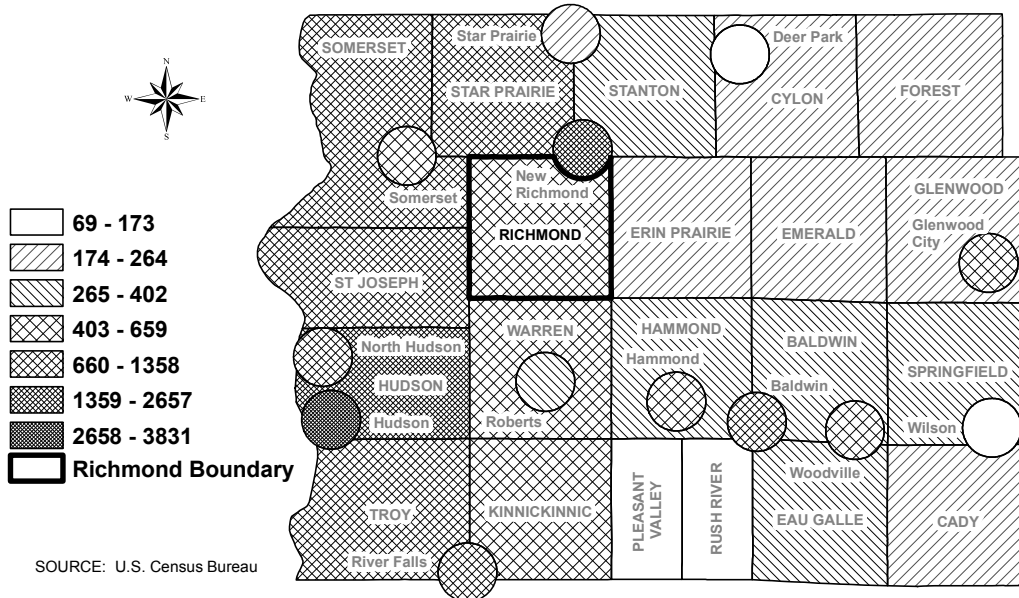
Percent Change in Median Household Income 1990 to 2000 St. Croix County - Richmond



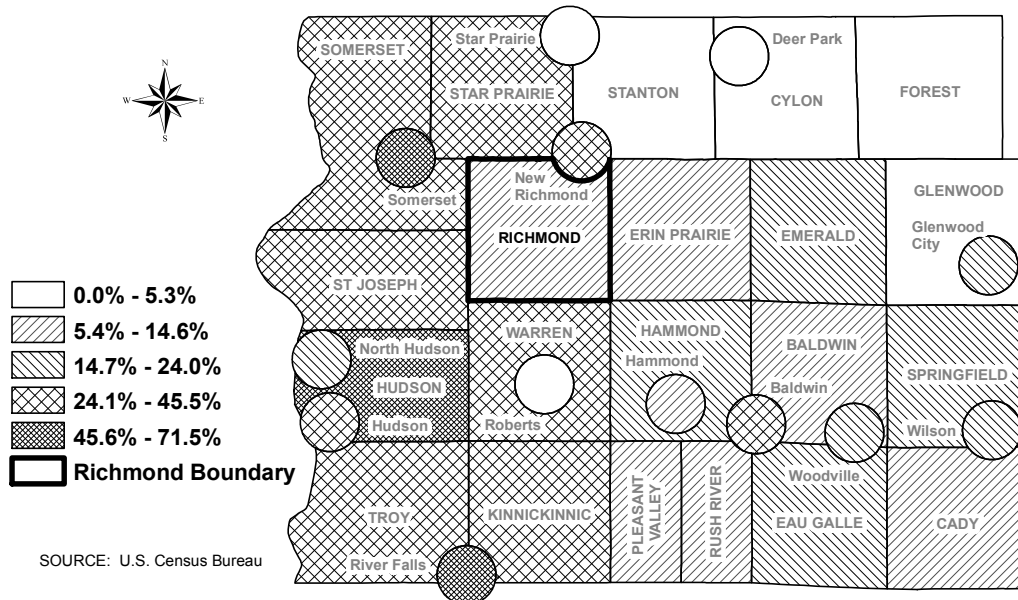
- Incorporated areas have lower median incomes than their surrounding unincorporated areas.
- The median household income for St. Croix County was \$19,568 in 1980, \$36,716 in 1990 and \$54,934 in 2000, increases of 88 percent and 50 percent respectively.
- The Town of Richmond's median income of \$59,688 was above the county median income level of \$54,934, for 2000.

HOUSEHOLD DEMOGRAPHICS

Total Housing Units - 2000 St. Croix County - Richmond



Percent Change in Total Housing Units 1990 to 2000 St. Croix County - Richmond



Total Housing Units -- 1970 to 2000
St. Croix County

COMMUNITY	1970	1980	1990	2000	AVG PER YR 1970-2000	PERCENT CHANGE		
						70-80	80-90	90-00
<i>Towns</i>								
Baldwin	250	278	288	315	2.2	11.2%	3.6%	9.4%
Cady	209	246	240	264	1.8	17.7%	-2.4%	10.0%
Cylon	181	228	227	232	1.7	26.0%	-0.4%	2.2%
Eau Galle	210	280	269	320	3.7	33.3%	-3.9%	19.0%
Emerald	163	191	203	244	2.7	17.2%	6.3%	20.2%
Erin Prairie	128	197	208	234	3.5	53.9%	5.6%	12.5%
Forest	178	201	207	218	1.3	12.9%	3.0%	5.3%
Glenwood	203	225	239	263	2.0	10.8%	6.2%	10.0%
Hammond	200	251	271	318	3.9	25.5%	8.0%	17.3%
Hudson	256	596	1144	1962	56.9	132.8%	91.9%	71.5%
Kinnickinnic	205	336	364	492	9.6	63.9%	8.3%	35.2%
Pleasant Valley	87	110	128	150	2.1	26.4%	16.4%	17.2%
Richmond	271	385	467	530	8.6	42.1%	21.3%	13.5%
Rush River	119	153	151	173	1.8	28.6%	-1.3%	14.6%
St. Joseph	437	703	974	1259	27.4	60.9%	38.5%	29.3%
Somerset	297	559	722	963	22.2	88.2%	29.2%	33.4%
Springfield	235	263	268	299	2.1	11.9%	1.9%	11.6%
Stanton	263	340	353	363	3.3	29.3%	3.8%	2.8%
Star Prairie	412	558	761	1079	22.2	35.4%	36.4%	41.8%
Troy	463	795	1033	1328	28.8	71.7%	29.9%	28.6%
Warren	150	249	327	437	9.6	66.0%	31.3%	33.6%
Subtotal	4,917	7,144	8,844	11,443	217.5	45.3%	23.8%	29.4%
<i>Villages/Cities</i>								
Baldwin	522	678	822	1144	20.7	29.9%	21.2%	39.2%
Deer Park	79	90	98	94	0.5	13.9%	8.9%	-4.1%
Hammond	267	367	406	438	5.7	37.5%	10.6%	7.9%
North Hudson	472	753	1122	1358	29.5	59.5%	49.0%	21.0%
Roberts	143	281	389	402	8.6	96.5%	38.4%	3.3%
Somerset	232	318	417	659	14.2	37.1%	31.1%	58.0%
Spring Valley*	0	1	0	0	0.0	100%	-100%	0.0%
Star Prairie	122	163	201	215	3.1	33.6%	23.3%	7.0%
Wilson	57	59	57	69	0.4	3.5%	-3.4%	21.1%
Woodville	163	278	371	460	9.9	70.6%	33.5%	24.0%
Glenwood City	278	378	418	491	7.1	36.0%	10.6%	17.5%
Hudson	1613	2055	2634	3831	73.9	27.4%	28.2%	45.4%
New Richmond	1223	1665	2025	2657	47.8	36.1%	21.6%	31.2%
River Falls**	288	535	715	1002	23.8	85.8%	33.6%	40.1%
Subtotal	5,459	7,621	9,675	12,820	245.4	39.6%	27.0%	32.5%
St. Croix	10,376	14,765	18,519	24,263	463.0	42.3%	25.4%	31.0%

Source: U.S. Census Bureau 1970-2000 Summary File 1

*Portion of Spring Valley in St. Croix County. **Portion of River Falls in St. Croix County

- In St. Croix County the number of housing units increased by 5,746 units from 1990 to 2000, a 31 percent increase.
- From 1970 to 2000 an average of 463 units per year were constructed in St. Croix County.
- The Town of Richmond experienced its fastest housing growth in the 1970's and its lowest in the 1990's. This can generally be attributed to lower interest rates for housing in the 70's and higher interest rates in the 80's and into the 90's.

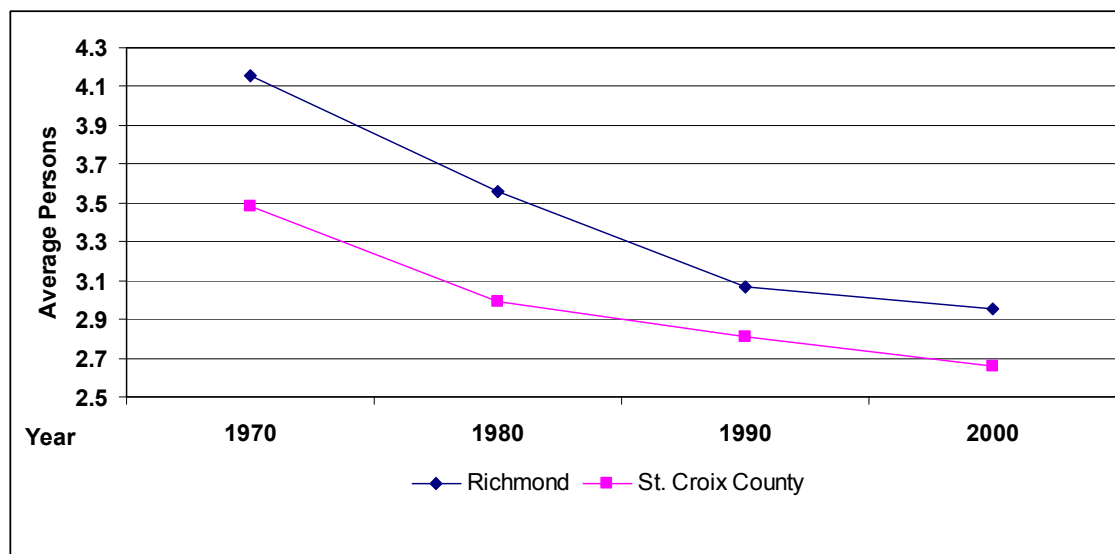
- During the 1970's the Town had its largest numerical increase, 114 housing units.
- The Town of Richmond's increase in housing units was similar to neighboring towns to the east and south but exceeded those to the northeast.

Persons Per Housing Unit -- 1970 to 2000
Town of Richmond & Neighboring Communities

COMMUNITY	1970	1980	1990	2000	PERCENT CHANGE		
					70-80	80-90	90-00
Richmond	4.16	3.56	3.07	2.95	-14.4	-13.8	-3.9
Erin Prairie	4.23	3.46	3.27	2.90	-18.2	-5.5	-11.3
St. Joseph	3.71	3.21	2.98	2.86	-13.5	-7.2	-4.0
Somerset	4.36	3.46	2.96	2.85	-20.6	-14.5	-3.7
Star Prairie	3.77	3.21	2.91	2.82	-14.9	-9.3	-3.1
Warren	4.32	3.66	3.19	3.10	-15.3	-12.8	-2.8
C. New Richmond	3.04	2.63	2.53	2.38	-13.5	-3.8	-5.9
V. Somerset	3.55	2.79	2.62	2.45	-21.4	-6.1	-6.5
V. Star Prairie	3.20	2.82	2.63	2.71	-11.9	-6.7	-3.0
St. Croix County	3.48	2.99	2.81	2.66	-14.1	-6.0	-5.3

Source: U.S. Census 1970-2000 Summary File 1

Persons Per Housing Unit -- 1970 to 2000
Town of Richmond



- The average number of people per household has continued to decline in most of St. Croix County.
- The Town of Richmond had a higher average number of people per household than the county average.
- The average number of people per household in Richmond has been declining since the 1970's at a very similar rate to St. Croix County.
- The town has mostly single-family style housing, while neighboring cities and villages continue to offer other types of housing such as multifamily, condominiums and town homes which are usually occupied by retirees, singles, or others with generally smaller household sizes.

EMPLOYMENT DEMOGRAPHICS

Employment of Residents – 1970 to 2000 St. Croix County

EMPLOYMENT CATEGORIES	YEAR				PERCENT CHANGE		
	1970	1980	1990	2000	70-80	80-90	90-00
Ag., Forestry & Mining	1,993	2,077	1,820	1,093	4.2%	-12.4%	-39.9%
Construction	786	1,029	1,438	2,581	30.9%	39.7%	79.5%
Manufacturing	3,277	5,669	7,274	8,268	73.0%	28.3%	13.7%
Trans., Utils. & Comm.	738	1,135	1,736	2,131	53.8%	53.0%	22.8%
Wholesale/Retail	2,425	3,676	5,019	4,598	51.6%	36.5%	-8.4%
Finance, Ins. & Real E.	374	820	1,753	2,471	119.3%	113.8%	41.0%
Services	2,983	4,589	7,843	12,036	53.8%	70.9%	53.5%
Government	407	529	849	1,117	30.0%	60.5%	31.6%
Information	*	*	*	610	*	*	*
Total	12,983	19,524	27,732	34,905	50.4%	42.0%	25.9%

Source: U.S. Census 1970, 1980, 1990, 2000 *New Employment Category in 2000 Census

Employment of Residents – 1980 to 2000 Town of Richmond

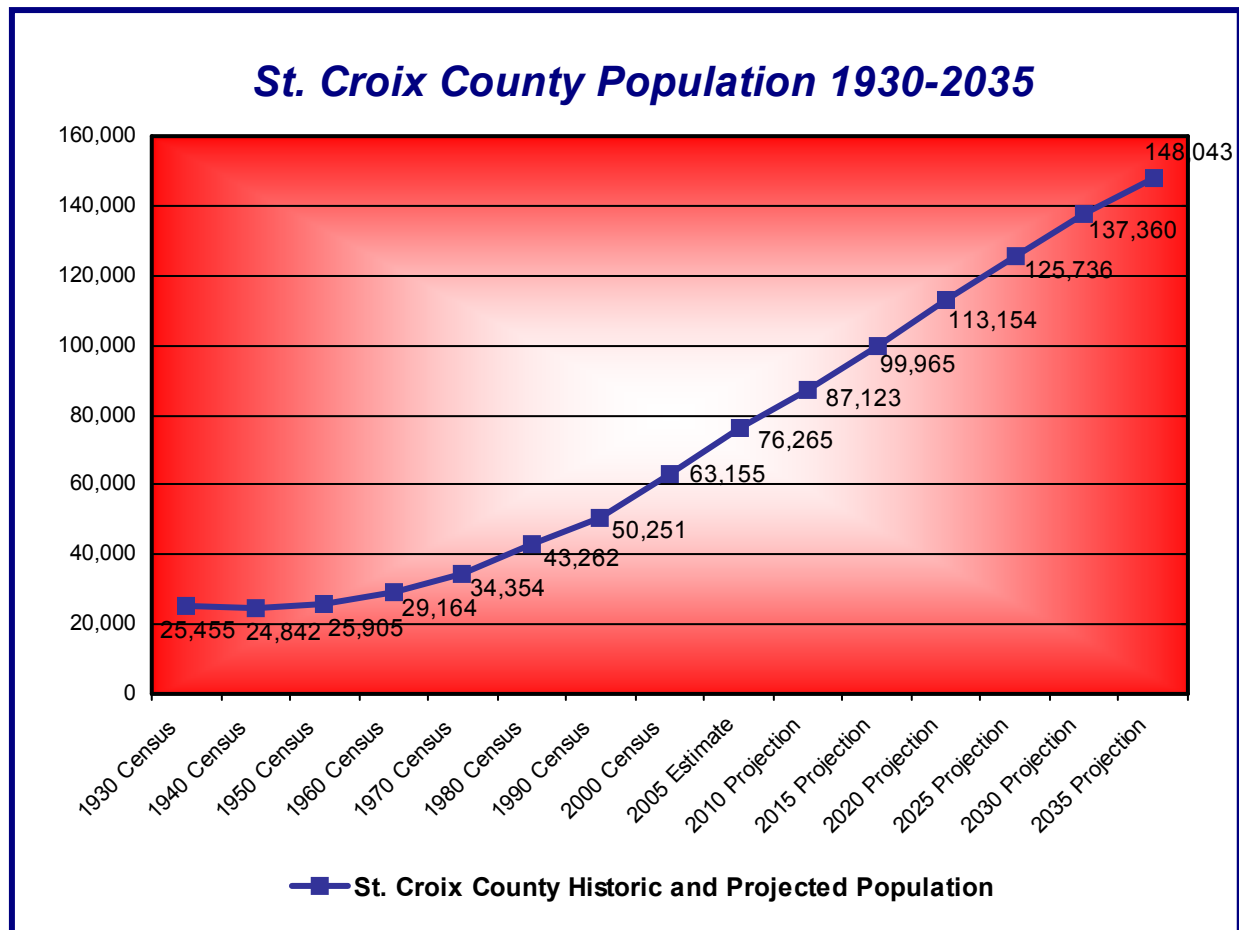
EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	59	95	69	10.1%	12.1%	7.7%	61.0%	-27.4%
Construction	42	49	46	7.2%	6.2%	5.1%	16.7%	-6.1%
Manufacturing	194	247	231	33.2%	31.5%	25.8%	27.3%	-6.5%
Trans., Utils. & Comm.	19	35	55	3.3%	4.5%	6.1%	84.2%	57.1%
Wholesale/Retail	120	111	94	20.5%	14.1%	10.5%	-7.5%	-15.3%
Finance, Ins. & Real E.	21	35	54	3.6%	4.5%	6.0%	66.7%	54.3%
Services	123	199	308	21.1%	25.4%	34.4%	61.8%	54.8%
Government	6	14	33	1.0%	1.8%	3.7%	133.3%	135.7%
Information	*	*	5	*	*	0.60%	*	*
Total	584	785	895	100%	100%	100%	34.4%	14.0%

Source: U.S. Census Bureau 1980, 1990, 2000 *New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction; services; and finance, insurance and real estate industries.
- Decreases in employment were seen in the agriculture, forestry and mining industry and the wholesale/retail trade.
- The industries that employ the largest numbers of residents are services, manufacturing and wholesale/retail trade.
- The Town of Richmond saw similar trends with generally much larger increases. There were some differences, including a decrease in the construction industry from 1990 to 2000, compared to St. Croix County's increasing percentage in the construction industry.
- The two largest employment areas are services and manufacturing, which are generally not located within the town.

COMMUNITY FORECASTS

POPULATION



Source: U.S. Census Bureau and Wisconsin Department of Administration Population Projections -2008

Population Projections - 2000 to 2030
St. Croix County

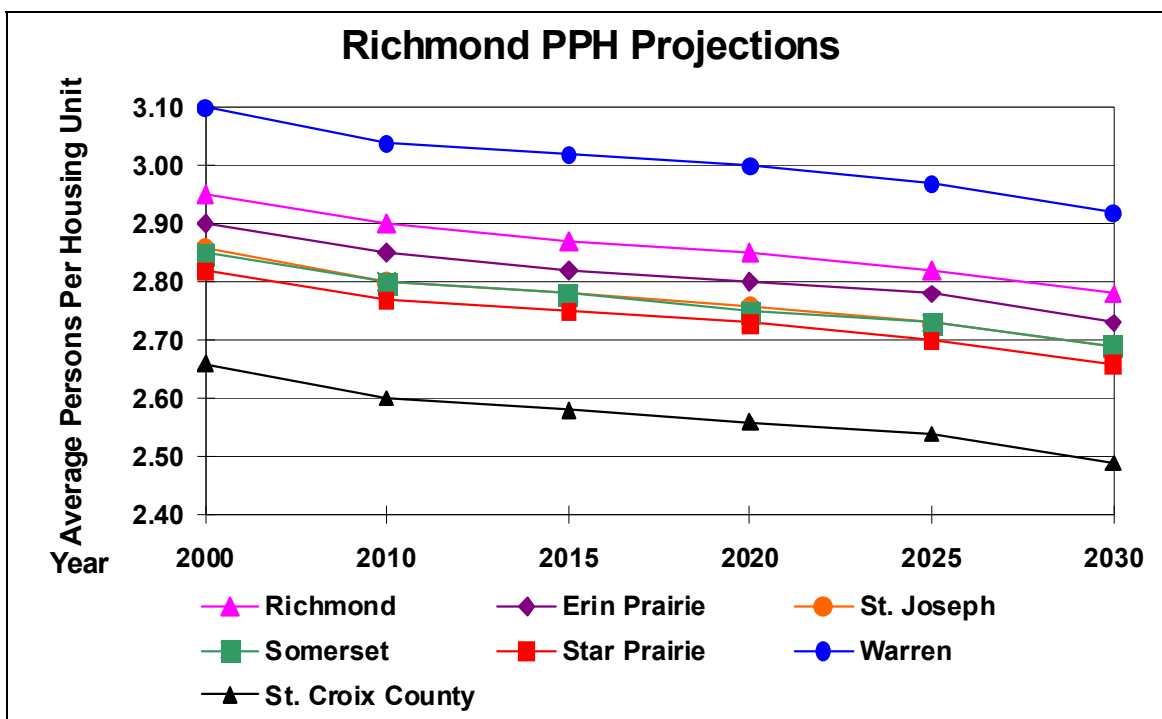
MUNICIPALITY	CENSUS	EST.	PROJECTIONS					# CHG	% CHG
TOWNS	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
T Baldwin	903	958	999	1058	1116	1164	1202	299	33.1
T Cady	710	785	846	921	997	1064	1124	414	58.3
T Cylon	629	671	696	735	772	803	826	197	31.3
T Eau Galle	882	995	1100	1209	1318	1419	1507	625	70.9
T Emerald	691	781	851	939	1027	1109	1182	491	71.1
T Erin Prairie	658	672	691	723	754	777	793	135	20.5
T Forest	590	627	651	687	722	750	773	183	31.0
T Glenwood	755	856	931	1026	1121	1210	1287	532	70.5
T Hammond	947	1523	1871	2265	2675	3074	3453	2506	264.6
T Hudson	6213	7533	8941	10,533	12,178	13,767	15,259	9046	145.6
T Kinnickinnic	1400	1629	1829	2068	2312	2542	2752	1352	96.6
T Pleasant Valley	430	480	523	579	634	684	730	300	69.8
T Richmond	1556	2441	2974	3580	4210	4822	5401	3845	247.1
T Rush River	498	526	560	604	649	688	721	223	44.8
T St. Joseph	3436	3716	4095	4561	5035	5477	5873	2437	70.9
T Somerset	2644	3252	3750	4334	4936	5513	6048	3404	128.7
T Springfield	808	916	991	1085	1181	1268	1344	536	66.3
T Stanton	1003	1014	1033	1062	1087	1101	1105	102	10.2
T Star Prairie	2944	3495	3973	4539	5121	5675	6185	3241	110.1
T Troy	3661	4385	5011	5748	6503	7224	7889	4228	115.5
T Warren	1320	1540	1747	1990	2238	2474	2691	1371	103.9
Subtotal	32,678	38,795	44,063	50,246	56,586	62,605	68,145	35,467	108.5
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
V Baldwin	2667	3441	4044	4746	5470	6170	6824	4157	155.9
V Deer Park	227	224	225	229	232	234	232	5	2.2
V Hammond	1153	1649	1951	2300	2661	3009	3337	2184	189.4
V North Hudson	3463	3693	3988	4374	4763	5120	5432	1969	56.9
V Roberts	969	1362	1585	1849	2123	2386	2631	1662	171.5
V Somerset	1556	2204	2681	3225	3790	4339	4860	3304	212.3
V Star Prairie	574	634	693	768	842	912	974	400	69.7
V Spring Valley	2	3	3	3	2	3	3	1	50.0
V Wilson	176	194	209	229	249	267	282	106	60.2
V Woodville	1104	1292	1436	1630	1830	2018	2191	1087	98.5
C Glenwood City	1183	1227	1303	1405	1506	1597	1672	489	41.3
C Hudson	8775	11,432	13,473	15,865	18,337	20,725	22,967	14,192	161.7
C New Richmond	6310	7566	8638	9917	11,230	12,485	13,643	7333	116.2
C River Falls	2318	2549	2831	3179	3533	3866	4167	1849	79.8
Subtotal	30,477	37,470	43,060	49,719	56,568	63,131	69,215	38,738	127.1
St. Croix County	63,155	76,265	87,123	99,965	113,154	125,736	137,360	74,205	117.5

Source: U.S. Census Bureau and Wisconsin Department of Administration 2008 Population Projections
 Project community is designated in bold type.

HOUSEHOLD**Persons Per Housing Unit – 2000 to 2030
St. Croix County**

MUNICIPALITY	CENSUS	ESTIMATE	PROJECTIONS				
TOWNS	2000	2005	2010	2015	2020	2025	2030
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
T Emerald	2.93	2.93	2.87	2.85	2.83	2.80	2.76
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
V Deer Park	2.49	2.49	2.43	2.43	2.41	2.38	2.35
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
St. Croix County	2.66	2.64	2.60	2.58	2.56	2.54	2.49

Source: Wisconsin Department of Administration - 2008
 Project community designated in bold type.



- The number of persons per housing unit has been declining since the 1980s. That trend is expected to continue and is reflected in the declining rates for Richmond and all St. Croix County municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Richmond's persons per housing unit rate is very close to the surrounding towns, except Warren. It is significantly higher than the county's which includes a greater number of multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.
- As population per housing unit continues to decline the town and village should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the town, which are found in the chart and graphs on the next several pages.

- All projections assume that existing town land use policies will not change.
- The *Official Trend* projections are the official population projections for the Town of Richmond from the Wisconsin Department of Administration's (WDOA) Demographic Services Center, see charts on previous pages. They are based on historic growth rates, with a strong emphasis on the town's estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 the Town of Richmond had a much slower growth rate that was below the county growth rate.
- The *Official Trend* projections do not account for the economic recession of the past three years and the depressed housing market; therefore alternative projections were developed with adjusted populations based on these market changes.
- In developing the three alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate. Also these projections assume that Richmond would have the same location, transportation infrastructure, amenities, and shopping opportunities as the towns used as a basis for the alternative projections.
- The *Conservative Growth* projections are based on the population projections for the Town of Star Prairie and all of St. Croix County for the period 2000-2030. Star Prairie was chosen because in 2000 it had a similar starting population as Richmond is projected to have in 2010, also it is in the same tier of towns as Richmond and has similar land use policies as Richmond's. The Town of Star Prairie and St. Croix County have historically had very closely mirrored growth patterns. So those two sets of numbers were combined to produce this set of projections.
- The *Modified Growth* projections are based on the population projections for the Town of Hudson for the period 2000-2030 from WDOA. Hudson was chosen because it has historically been the fastest growing town in St. Croix County and it had similar growth patterns from 1970 through 2000 as the Town of Richmond is projected to have from 2000 to 2010.
- The *Accelerated Growth* projections are based on the population projections for the Town of Hammond for the period 2000-2030 from WDOA. Hammond was chosen because it has the most aggressive population projections available for the period 2000-2030 and it was appropriate to provide one set of growth projections that were more aggressive than the state's official projections for Richmond.
- If all towns or adjacent towns in St. Croix County had similar restrictions on growth and development, then a more open market would occur, which could lead to a significant shift in existing and future development patterns.

The following notes regarding calculations will make it easier to read the chart on the next page.

- Each of the calculations is cumulative. The baseline 2000 official Census numbers are the starting point.
- The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.

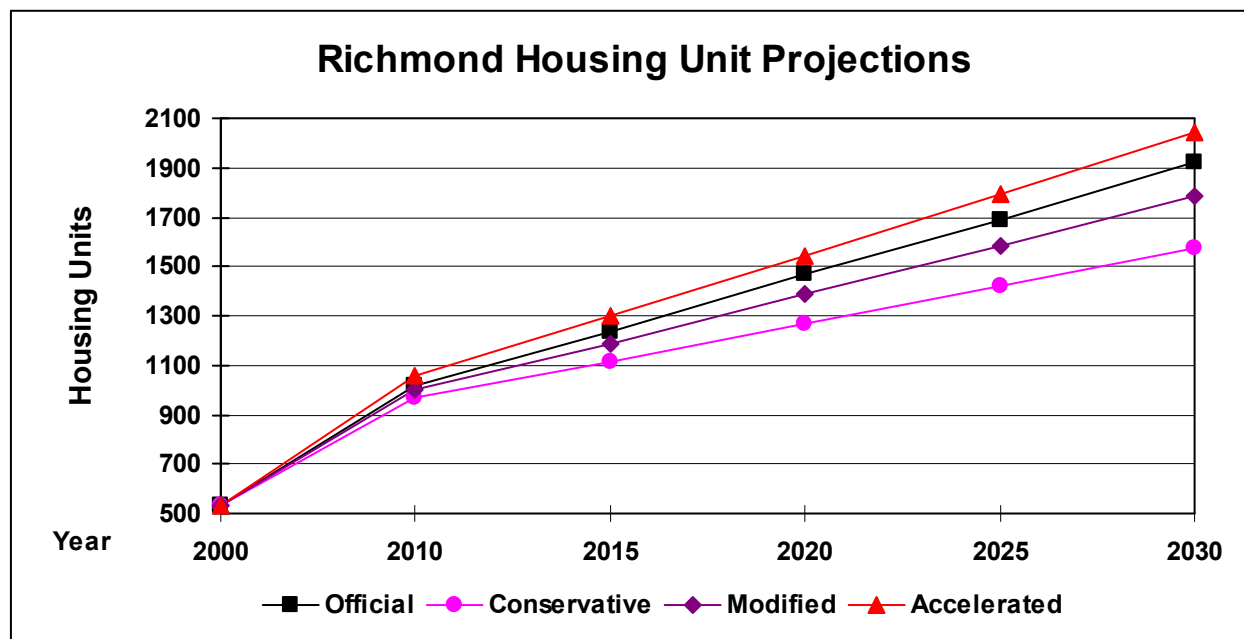
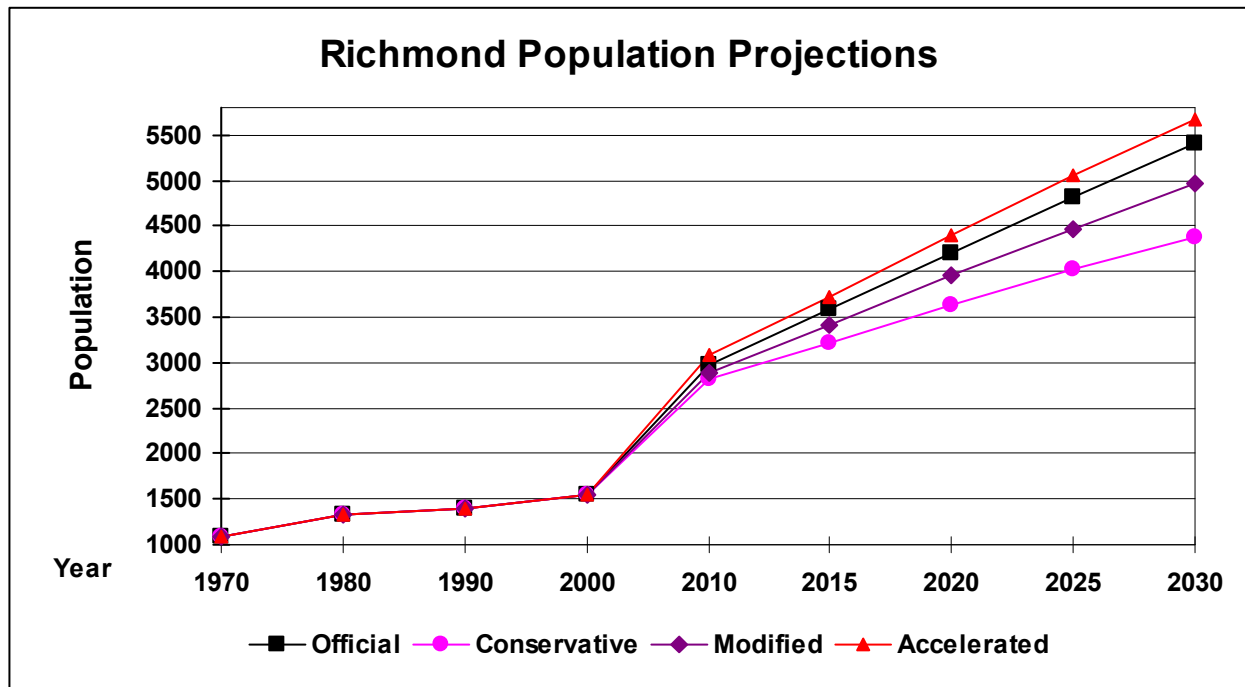
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA's Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- Three acres per housing unit was used to estimate acreage used for rural residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.
- The Housing Units are multiplied by 3.0 acres per Housing Unit to calculate the Acreage.

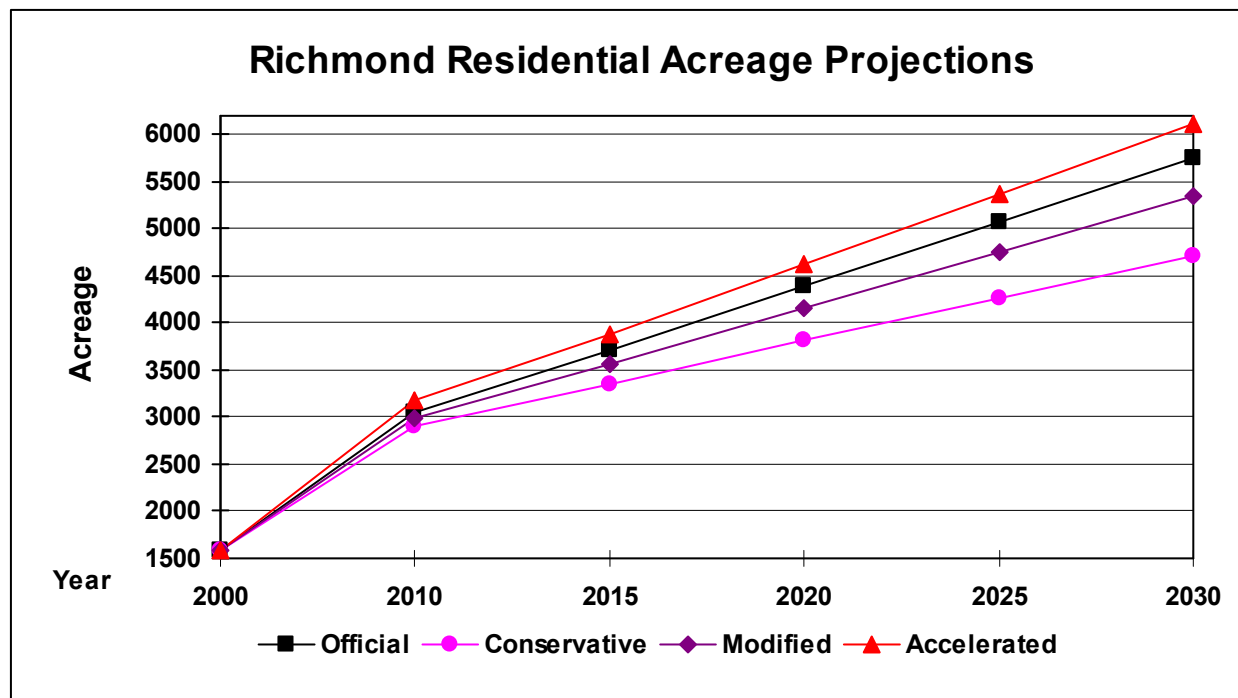
Growth Projections -- 2000 to 2030
Town of Richmond

INCREASE BASED ON	PROJECTIONS					
	POPULATION		PPH	HOUSING UNITS		ACREAGE
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE TOTAL
Baseline 2000	1556		2.95	530		1590
2010						
Official Trend	1418	2974	2.90	489	1019	1467 3057
Conservative Growth	1254	2810		439	969	1317 2907
Modified Growth	1336	2892		467	997	1402 2992
Accelerated Growth	1518	3074		530	1060	1590 3180
2015						
Official Trend	606	3580	2.87	217	1236	651 3708
Conservative Growth	400	3210		150	1118	449 3355
Modified Growth	521	3413		192	1189	576 3568
Accelerated Growth	648	3722		237	1297	711 3891
2020						
Official Trend	630	4210	2.85	230	1466	690 4398
Conservative Growth	412	3622		152	1271	457 3813
Modified Growth	546	3959		200	1389	600 4167
Accelerated Growth	673	4395		245	1542	736 4626
2025						
Official Trend	612	4822	2.82	225	1691	675 5073
Conservative Growth	392	4014		153	1423	458 4270
Modified Growth	514	4473		197	1586	591 4759
Accelerated Growth	656	5051		249	1791	747 5373
2030						
Official Trend	579	5401	2.78	229	1920	687 5760
Conservative Growth	360	4374		150	1573	450 4720
Modified Growth	492	4965		200	1786	599 5358
Accelerated Growth	623	5674		250	2041	750 6123

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning & Zoning Department.





EMPLOYMENT

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Area-wide economic development activities may contribute to the local employment options for residents of the town.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- Some commercial and other nonresidential land uses can be expected in the town especially at the intersection of CTH G and STH 65.
- However, extensive commercial or industrial development would not be consistent with the rural character and community goals of the Town of Richmond.
- Home-based businesses will continue to be important to the economy of the Town and should be encouraged where there will be little impact on surrounding properties.
- Alternative agriculture and nontraditional farming will be important to agriculture's economic future in the Town of Richmond.
- The existing patterns for farm and nonfarm employment will likely continue into the future.
- Many outside factors, which the Town of Richmond has little ability to influence or control, affect expansion or contraction of the farm economy and employment.

RICHMOND VISION

In the year 2035, the Town of Richmond is rural, thriving and a better place for the next generation.

In the year 2035, the Town of Richmond has maintained its rural character and supports the needs of its residents. As a caring, close and conservation-minded community, the town's residents are proud of its balanced, sustainable growth policies and well managed community. While we have managed all of the above, our town government has remained committed to using each tax dollar wisely. We care how we leave this world to our kids. With that, we welcome the young and the young at heart.

It is a thriving area, because we promote planned and eco-friendly growth and development and encourage new industries and businesses that hire locally while maintaining and enhancing our natural resources. The town conserves energy with its green-focused town hall and new energy efficient and alternative energy producing homes. We recycle everything or reclaim all of our end-use products and strive to eliminate our waste.

Because many residents continue to work in the Twin Cities metropolitan region, they are now able to access a variety of transportation options including commuter rail. Our transportation system utilizes road corridors and commuter and freight rail for safe, efficient travel and aims to provide biking and walking options as well.

We are known for are our family parks with beautiful walking trails, clear streams for fishing, and lots of community involvement at our community center. The goal of our citizens is to make our community a better place than when we started.

ELEMENT-BASED VISION STATEMENTS***Utilities and Community Facilities***

In the year 2035, the Town of Richmond has moved towards using and producing renewable energy. We explored the possibility of alternative energy in our town and have worked with local utilities to make it possible. The town has built a new town hall which is highly energy efficient and uses renewable energy systems like geothermal for heat and solar for light. The old town hall was updated with similar technologies and became the community center. Our recycling center has been updated and moved to the town hall. The town has worked with cell phone and cable providers for better service and faster connectivity. It has enabled some residents to work from home a few days per month.

Transportation

The Town has worked to maintain a transportation network throughout the community including roads, bike and walking trails, and snowmobile routes. Future roads and trails are well-integrated with appropriate land uses and have addressed transportation bottlenecks with highways and rail. There is rail service in the northwest part of the town near STH 64 to serve local industry and keep them connected to the county and region thereby reducing truck and residential traffic. Working with St. Croix County, WisDOT, and other neighboring communities, a ride-share website and a park and ride lot have been established.

Economic Development

The Town of Richmond has focused on retaining existing businesses while creating commercial and industrial zones to attract new businesses. Those two zones are adjacent to the City of New Richmond and acts as a business center for both communities. The town has worked with neighboring communities to locate a farmers' market and encourage local farmers to participate.

Agriculture

Agriculture in 2035 is an important land use for the town, and farming is part of the town's identity. The town has worked to preserve agricultural land for farming. Also the town has helped create programs for farmers to distribute and sell produce, in part through the creation of a farmer's market. Agriculture is diverse consisting of traditional crops and livestock but also llamas, horses, community gardens, etc. Citizens recognize and respect that Richmond has always had farm operations and they respect the right of those operations to have associated smells, noises and 24-hour activities.

Natural Resources

Town residents highly value the local natural resources and the Town has worked to preserve wetlands, the Willow River, Ten Mile Creek, Lundy Pond and Paper Jack Creek, and have limited development within the watershed in part to make sure both surface and ground water quality are restored to a high quality. Town residents also value the open space from state, federal, and private agricultural lands within the town. Everyone knows about and uses the convenient public accesses to state and federal lands and all of our water resources. People enjoy fishing, hunting, nature and outdoor recreation at many sites in the town. The Town of Richmond has worked to create policy that can achieve a balance between maintaining open space and allowing development.

Cultural Resources

In the year 2035, the Town of Richmond has worked to educate its residents on the town's heritage and history through a website, preservation of buildings and barns, and recognizing and celebrating former and current industries such as agriculture and non-metallic mining. The Community Center at the old town hall also houses local history records. Residents are encouraged to donate pictures, letter and other historical items. As special places in the town are identified they are given recognition on the town website.

Intergovernmental Cooperation

The Town has worked with its neighbors to ensure good quality medical care, emergency services (fire, police, and ambulance), and library services. The Town has good relations with the City of New Richmond, St. Croix County and the school districts. They are all working cooperatively to provide joint services to residents more efficiently and effectively.

Land Use

In 2035, the Town of Richmond has maintained its rural character through its land use policies. The Town has maintained forest, mining, dairy and other agricultural production while allowing for new residential areas through a clustered approach and other uses such as a commercial area, alternative energy locations, multi-family units, and a park and trail network. Controlling the amount and extent of development is important to the town's residents as is the promotion of green building techniques.

UTILITIES AND COMMUNITY FACILITIES

EXISTING FACILITY ASSESSMENT

The Town of Richmond is a small rural community. The town does not provide extensive services for residents. What services are provided are discussed in the following sections.

GOVERNMENT FACILITIES & CEMETERIES

- The Town of Richmond's Town Hall is a former school, it was known as the Boardman School and was built in 1927. The building became the town hall when the local school districts consolidated in the 1950's. It is located in Section 19 on approximately 0.85 acre off CTH A in the unincorporated community of Boardman.
- The town recycling center and park facilities are also located on the site.
- The town hall has limited kitchen facilities, a large parking lot and a handicapped entrance ramp.
- The town hall is used for most public meetings and voting and is also utilized by local organizations for meetings.
- There is one cemetery in the Town of Richmond. The Boardman Cemetery is located in located in section 20 off CTH A, just south of 144th Avenue. It is about two acres. The Boardman Cemetery Association is responsible for maintenance of the cemetery.
- Please see map below for siting of these facilities.

PARKS & OPEN SPACES

- There are two public parks in the Town of Richmond.
- The town hall park facilities include a picnic table, barbeque grill and playground structure.
- Callie Corner, is less than one acre and is located in section 20, at the intersection of CTH A and 100th Street in Boardman. Facilities include a picnic table and a bench.
- The Glens of Willow River subdivision has a private trail system for subdivision residents. The 15 foot wide trail can be used for hiking and biking, it connects to town roads at 152nd Ave., 154th Ave., and 92nd St. A portion of the trail has an asphalt surface. The trail connects residents to two outlots which have access to the Willow River. Outlot 1 is 0.196 acres and Outlot 2 is 0.12 acres.
- There is also a private trail easement through Waldroff Meadows for recreational uses including biking and all-terrain vehicles.
- The Pine Meadows Golf Course is 90 acres and is located in section 21 on CTH G. It is a nine hole golf course open to the public.
- The Willow River Rod and Gun Club is 39 acres and is located in section 5 off Business Hwy 64. It is a private shooting range open only to members and guests.
- For active recreation, town residents usually utilize park and recreation facilities in the City of New Richmond, or villages of Roberts or Somerset.
- Town residents also have access to regional park facilities for passive recreation from the state and county. The Willow River State Park in the towns of Hudson and St. Joseph and

county park facilities including Troy Beach, Homestead Park on Perch Lake, Bass Lake Boat Landing, Apple River Property at Huntingdon, Pine Lake Park and Glen Hills Park.

- There are bicycle routes along county roads A, K, E, and GG in the Town of Richmond. Portions of CTH A are paved shoulder the rest are shared roadways. They are designated and marked by the St. Croix County Highway Department in conjunction with the Town.
- The county snowmobile trail crosses the town generally following CTH A and local roads like 140th Ave. The county and local trails are designated and marked by the St. Croix County Parks Department in conjunction with the Boardman snowmobile club and land owners.
- Future bike routes are discussed in the transportation section.
- The Willow River, Paperjack Creek and Ten Mile Creek run through the town but there are no public accesses. There is no public access to Brushy Mound Lake.
- Future recreation sites are discussed in the Natural Resources, Cultural Resources and Land Use sections.
- U.S. Fish and Wildlife Service (USFWS) manages four large Waterfowl Production Areas (WPA) and two Wisconsin Department of Natural Resources (WDNR) Wildlife Areas (WA) located wholly or partially in the Town of Richmond. These areas are managed to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. They also provide a recreational and open space function to local communities.
- The St. Croix Prairie WPA is 78 acres and is located in section 6, the office and headquarters for the St. Croix Wetland Management District of the USFWS is also located on this site. The Ten-Mile Creek WPA/WA is 400 acres and is located in sections 21, 28 and 29. It connects to the Lundy Pond WPA/WA which is located in sections 22, 27 and 28. The Lundy Pond WPA includes 136 acres of federal land and 250 acres of state land managed by USFWS. About 154 acres of the Three Lakes WPA is located in section 32, the rest is located in the Town of Warren.
- WPA lands are purchased with duck stamp dollars. Therefore the primary purpose is to provide waterfowl production habitat which consists of large tracks of grassland interspersed with numerous wetlands. Management on WPAs includes ongoing wetland and prairie restoration, water level manipulation, prescribed fire, tree removal, mowing and sometimes grazing. They are open to the public for hunting, fishing, environmental education and interpretation, and wildlife observation and photography. Motorized vehicles, mountain bikes and horses are not allowed in WPAs.
- Please see map below for siting of these facilities.

SOLID WASTE & RECYCLING FACILITIES

Recycling Tonnages – 2005 to 2008 St. Croix County Responsible Unit Communities

COMMUNITIES	2005	2006	2007	2008	SERVICES
<i>Towns</i>	TONS	TONS	TONS	TONS	
Baldwin	46.09	49.58	48.62	48.77	Town Drop Off Center
Eau Galle	72.41	77.69	86.78	86.20	Curbside Collection
Emerald	14.56	12.94	13.61	10.93	Town Drop Off Center
Erin Prairie	0.00	21.66	19.43	19.34	Town of Richmond Drop Off Center / Curbside Collection*
Glenwood	30.08	28.22	33.53	30.94	Town Drop Off Center
Hammond	71.22	89.49	171.09	147.18	Drop Off / Curbside Collection
Hudson	983.07	941.73	955.92	931.62	Curbside Collection
Kinnickinnic	88.05	105.91	102.97	99.93	Drop Off / Curbside Collection
Pleasant Valley	41.46	49.29	23.90	49.53	Town Drop Off Center
Richmond	29.54	167.46	178.91	173.67	Drop Off / Curbside Collection
Rush River	22.53	22.26	22.71	25.93	Drop Off / Curbside Collection
St. Joseph	375.75	383.88	380.11	369.63	Town of Richmond Drop Off Center/Curbside Collection*
Somerset	90.30	249.27	249.70	251.08	Drop Off / Curbside Collection
Springfield	12.98	10.84	12.03	11.13	Town Drop Off Center
Stanton	17.80	42.82	45.33	69.34	Drop Off / Curbside Collection
Star Prairie	0.00	174.79	167.05	168.09	City of New Richmond Drop Off Center / Curbside Collection*
Troy	115.11	318.74	364.06	395.50	Drop Off / Curbside Collection
Subtotal	2010.95	2746.57	2875.75	2888.81	
<i>Villages/Cities</i>	TONS	TONS	TONS	TONS	
V. Baldwin	328.98	305.02	295.84	279.62	Curbside Collection
V. Deer Park/T. Cylon	17.82	17.76	17.56	13.60	Village/Town Drop Off Center
V. Hammond	162.87	160.16	168.39	186.76	Curbside Collection
V. North Hudson	491.53	497.31	480.20	480.60	Curbside Collection
V. Somerset	77.40	47.52	48.90	51.57	Curbside Collection
V. Star Prairie	86.87	86.88	86.88	86.88	Curbside Collection
V. Woodville	127.89	104.71	87.45	103.79	Curbside Collection
C. Hudson	1758.33	1907.98	1530.06	3210.40	Curbside Collection
C. New Richmond	455.50	456.56	523.00	715.00	Drop Off / Curbside Collection
Subtotal	3507.19	3583.9	3238.28	5128.22	
St. Croix County	5518.14	6330.47	6114.02	8017.04	N/A

Source: St. Croix County Recycling Note: The Towns of Cady, Cylon, Forest and Warren, Villages of Roberts, Spring Valley and Wilson and Cities of Glenwood and River Falls are not part of the County Responsible Unit. * Denotes numbers that represent curbside collection totals only.

- There are no active municipal solid waste disposal sites operating in the Town of Richmond or St. Croix County.
- There is a battery drop-off site located in the Baldwin-Woodville area.
- Hazardous wastes are strictly regulated and are usually kept out of ordinary waste disposal facilities.

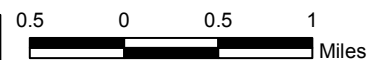
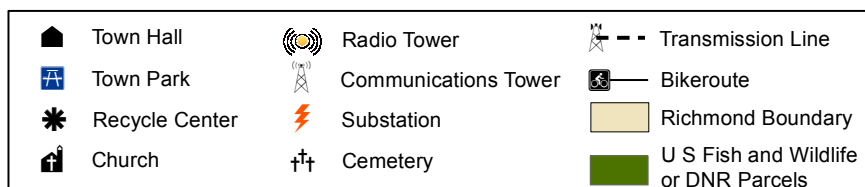
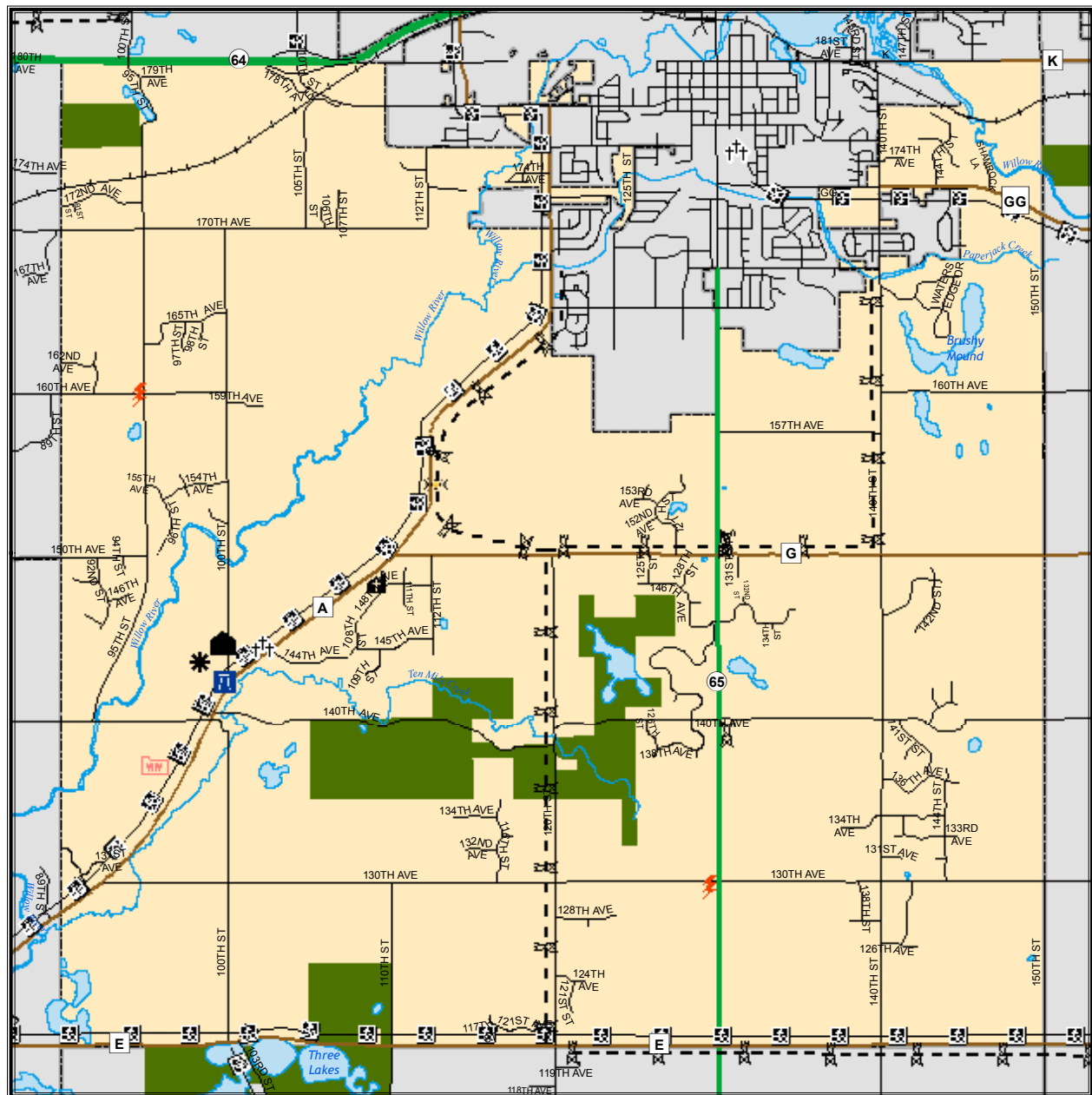
- To reduce the burden on solid waste disposal facilities, the State of Wisconsin has mandated the recycling of a variety of household generated materials. St. Croix County is the Responsible Unit for recycling in 26 county municipalities, including the Town of Richmond.
- St. Croix County assists local municipalities in operating their recycling programs; provides education and information to the public and special interest groups such as apartments and schools; manages, disperses and reports on grant funds; and holds special collections throughout the year for hazardous wastes, tires, appliances, electronics, toner cartridges and cell phones.
- Recycling tonnages have been steadily increasing in St. Croix County overall but there have been fluctuations in specific communities and the types of recyclables due to market conditions.
- Residents contract privately for curbside solid waste collection and disposal in the Town of Richmond. They can also contract for curbside collection of recyclables.
- The Town of Richmond operates a recycling and white goods drop-off center at the town hall site in unincorporated Boardman that is open to all county residents. Town residents can drop off their recyclables every Saturday from 9 a.m. to 3 p.m. Scrap metal and appliances are also accepted for a fee.
- The town also offers a spring and fall round up of large items and provides the town hall site for the spring and fall tire and appliance collections organized by St. Croix County.
- The waste materials most frequently recycled are aluminum, mixed paper, tin, steel, glass, plastic, cardboard and newspaper.
- There are no former dump sites in the town.

TELECOMMUNICATIONS & POWER LINES

- Frontier Communications offers telephone and high speed internet services to town residents. Coaxial cable for cable television and internet is being explored and may run along STH 65 south of New Richmond.
- There is one telecommunication tower in the town, located north of CTH G about ¼ of a mile east of STH 65 in section 14.
- The local radio station, WIXK, has a radio tower at 1545 CTH A about ½ mile north of CTH G in section 16.
- The Town of Richmond does not have any emergency sirens located in the town at this time. The City of New Richmond's emergency warning siren serves the north half of Town of Richmond. It is located in Section 35 east of CTH KK in the Town of Star Prairie and is owned and maintained by the City. A second siren is needed to serve the south half of the town as the Village of Roberts siren does not reach residents. The New Richmond siren is tested the first Wednesday of every month at 11 a.m.
- The main trunk fiber optic line runs from the City of New Richmond along CTH GG to 140th Street.
- There are two overhead electrical transmission lines in the Town of Richmond. The Xcel Energy power line enters the Town of Richmond and heads north along 120th Street to CTH G, it then goes across country to CTH A which it follows northeast to Paperjack Way in the City of New Richmond.

- The second overhead transmission line is owned by Dairyland Power and runs north along 120th Street to CTH G, east along G to 140th Street and then north on 140th Street then west on 168th Street until it turns into Paperjack Drive.
- There is one electrical substation and one proposed electrical substation located in the Town of Richmond. Both are owned and operated by Dairyland Power. One is located at the southwest corner of STH 65 and 130th Avenue, the second one is proposed at the southwest corner of 95th Street and 160th Avenue.
- Please see map below for the location of these facilities.
- There are two natural gas transmission lines in the Town of Richmond.
- The Midwest Natural Gas company owns a natural gas transmission line that runs from east to west along CTH E and then at 120th Street heads south to Roberts.
- The Excel Energy natural gas line runs north on 120th Street and then east on CTH G into Erin Prairie.
- Both pipelines are marked with permanent yellow markers that say "Warning Gas Pipeline." The gas pipeline crosses private land by easement. According to materials on their internet sites, the easements generally allow the landowner the right to use and enjoy the property, as long as that use does not interfere or conflict with company's rights. The width of the easements varies from 70 to 120 feet wide depending on the number and diameter of the pipes in the pipeline. The gas line easements have specific provisions or limitations regarding construction over, under, and near transmission lines. It is in the property owner's best interest to contact Digger's Hotline or company prior to any land alterations. Due to safety concerns the pipelines are not mapped.

Richmond Utilities and Community Facilities



SOURCE: St. Croix County Planning and Zoning

WASTEWATER TREATMENT

Private Onsite Wastewater Treatment Systems – 1990 to 2008 *St. Croix County*

MUNICIPALITY	EXISTING SYSTEMS	NEW SANITARY SYSTEMS INSTALLED				RATE INCREASE		TOTAL SYSTEMS
<i>Towns</i>	Pre-1960	1960- 1979	1980- 1989	1990- 1999	2000- 2008	90-00	00-08	Thru 12/31/2008
Baldwin	187	62	21	34	60	62%	76%	364
Cady	172	49	11	38	68	245%	79%	338
Cylon	129	61	9	32	25	256%	-22%	256
Eau Galle	181	55	27	61	110	126%	80%	434
Emerald	145	42	13	48	62	269%	29%	310
Erin Prairie	128	43	32	37	23	16%	-38%	263
Forest	156	41	13	9	38	-31%	322%	257
Glenwood	149	67	21	20	56	-5%	180%	313
Hammond	184	52	26	66	405	154%	514%	733
Hudson	370	223	600	816	851	36%	4%	2860
Kinnickinnic	212	68	64	141	129	120%	-9%	614
Pleasant Valley	86	16	12	29	39	142%	34%	182
Richmond	230	97	73	121	615	66%	408%	1136
Rush River	104	18	15	34	27	127%	-21%	198
Somerset	371	159	165	304	486	84%	60%	1485
Springfield	172	64	13	48	75	269%	56%	372
St. Joseph	431	244	248	322	248	30%	-23%	1493
Stanton	278	59	22	39	21	77%	-46%	419
Star Prairie	421	165	163	325	333	99%	2%	1407
Troy	446	203	261	373	465	43%	25%	1748
Warren	149	72	92	120	138	30%	15%	571
Subtotal	4701	1860	1901	3017	4274	59%	42%	15,753
<i>Villages/Cities</i>								
Subtotal	112	87	72	41	66	-43%	61%	378
County Total	4813	1947	1973	3058	4340	55%	42%	16,131

Sources: St. Croix County Planning & Zoning. *New systems installed is not based on housing units -- includes all uses. Project community is designated in bold type.

- Waste water in the rural areas of St. Croix is usually treated by private onsite wastewater treatment systems (POWTS) more commonly referred to as septic systems. The state of Wisconsin, through the counties, permits onsite treatment systems. There are many different types of treatment permitted, but the most common are traditional septic tanks with drainfields or modified drainfields called mound systems.
- In 2000 there were 11,791 private onsite treatment systems in St. Croix County, an increase of 35 percent in total number of systems over 1990.
- Through 2008, there were 16,131 private treatment systems in the county. This is an increase of 37 percent in total number of systems over 2000.
- All POWTS are required to be inspected every three years, and most will need to be pumped at that time. Improper use of a septic system could lead to premature failure of the system, expensive repairs and groundwater contamination. St. Croix County reminds residents of the septic system inspection requirement on a three-year rotational basis and requires proof that the system has been inspected.

- The increased number and density of POWTS can lead to nitrates in the groundwater, if these systems are improperly installed or are not maintained.
- Most of the wastewater treatment needs in the Town of Richmond are met by private onsite wastewater treatment systems.
- The total number of sanitary systems in Richmond was over 1100 in 2008. This is an increase of about 120 percent in the total number of systems from 2000. The rate new systems were installed decreased slightly in the 1980's, dropping to 73 systems. Then it increased in the 1990's to 120 systems, and finally sky-rocketed from 2000 to 2008 by 615 systems or 400 percent. The 2000-2008 rates and numbers far exceed some neighboring towns and were the second highest numeric and percentage increases in the county.
- In the unincorporated community of Boardman a sanitary district, Town of Richmond Sanitary District #1, offers sewer service to approximately 25 properties in the Boardman area. The district has self-taxing authority to operate and maintain the treatment system. The treatment cells are located in section 30, about $\frac{3}{4}$ of a mile south and west of CTH A. There is no existing capacity for additional homes. The district was established in 1972. The Richmond Town Board does not have a position on the Sanitary District Board. There have been ongoing maintenance concerns and some problems with the treatment cells. The district has investigated options to address these problems but has not found a cost-effective solution. Discussions are ongoing. The town hall is served by the sanitary district and in that capacity the town board is involved in the district discussions.
- The WallRich Estates Trailer Park, 1571 STH 65 just south of 157th Ave. in section 14, is also served by a single private wastewater treatment system.

WATER SUPPLY

- Most drinking water needs in the Town of Richmond are met by private wells that utilize groundwater from the Prairie du Chien aquifer.
- There are no identified water quality problems in the Town of Richmond.
- The Green Acres subdivision on 172nd Ave., east of CTH A, is served by water line from the City of New Richmond.
- Landowners should test their drinking water annually or at least every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.
- A report entitled "An Introduction to Groundwater in St. Croix County" completed in May 2006 by the UW-Extension and UW-Stevens Point provides a more complete analysis of St. Croix County's groundwater. The report looks into a broader range of water quality measurements such as coliform bacteria, arsenic, nitrates, triazine, arsenic, chloride, hardness and pH. The report may be access on St. Croix County's website, under the Land and Water Conservation Department's Drinking Water program, www.sccwi.us/lwcd choose Drinking Water Testing.

EMERGENCY SERVICES

Emergency Service Providers Town of Richmond & Neighboring Communities

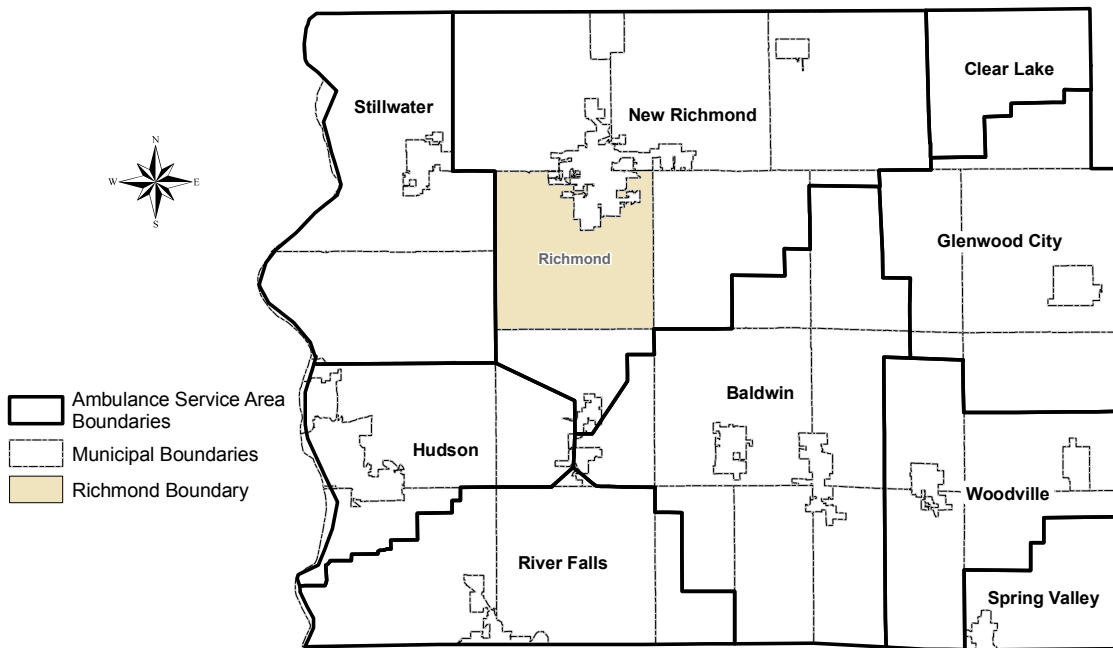
MUNICIPALITY	AMBULANCE	FIRE DEPARTMENT	LAW ENFORCEMENT
Richmond	New Richmond	New Richmond	County Sheriff
Erin Prairie	New Richmond	New Richmond & United Fire & Rescue	County Sheriff
Star Prairie	New Richmond	New Richmond	County Sheriff
St. Joseph	Stillwater	St. Joseph	County Sheriff
Somerset	Stillwater	Somerset	County Sheriff
Warren	Hudson, River Falls, Baldwin & New Richmond	Roberts/Warren	County Sheriff
C. New Richmond	New Richmond	New Richmond	New Richmond PD
V. Somerset	Stillwater	Somerset	Somerset PD
V. Star Prairie	New Richmond	New Richmond	Star Prairie PD

NOTE: PD - Police Department

Source: St. Croix County Emergency Response Center

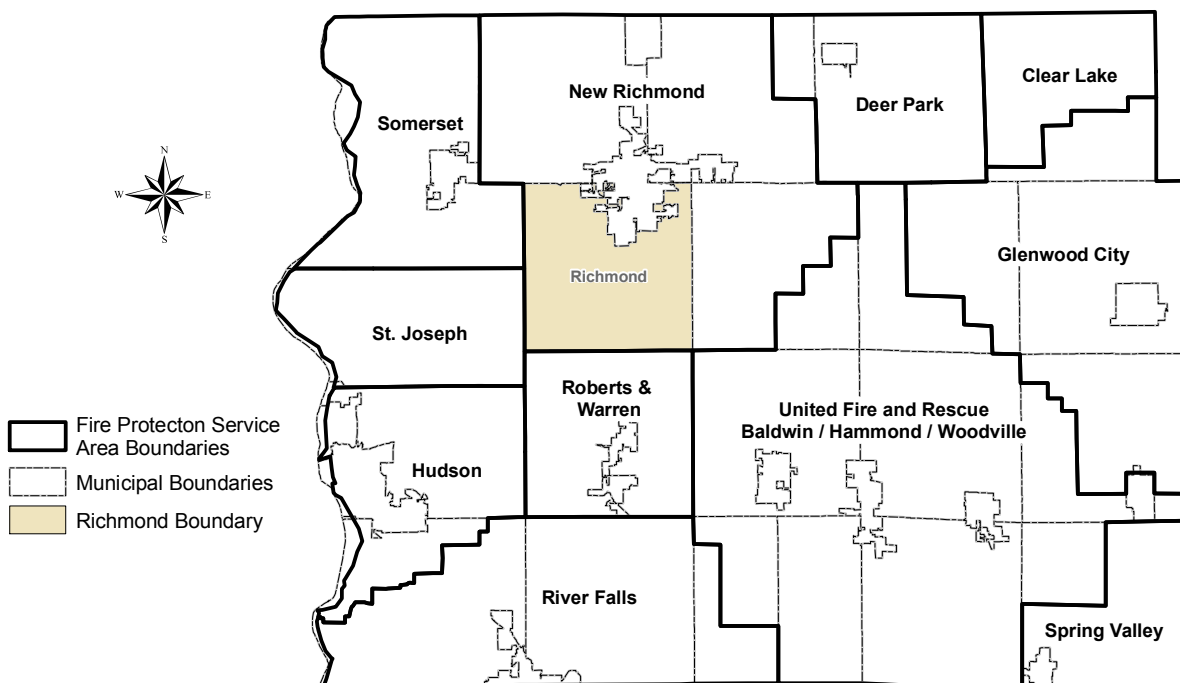
- The Town of Richmond is in one ambulance-service area and one fire-service area.
- The town receives direct ambulance service and a combination of a first responder unit, a group of local citizens that volunteer to be contacted in case of an emergency, and back up ambulance service from neighboring communities.
- The Town of Richmond is part owner of the New Richmond Fire and Rescue Service.
- The Town of Richmond contributes about \$10,000 per year to ambulance service budget and about \$45,000 per year to the New Richmond fire service budget.
- City of New Richmond ambulance service receives back up from the New Richmond First Responders Unit.
- The New Richmond Fire and Rescue provides and receives mutual aid from neighboring fire departments.
- The St. Croix County Sheriffs Office has authority in all areas where there is no other active police force.
- The Town does not have a town constable but it does require dogs to be licensed and have rabies prevention documentation. The Town Treasurer issues dog licenses.

Ambulance Service Areas St. Croix County - Richmond



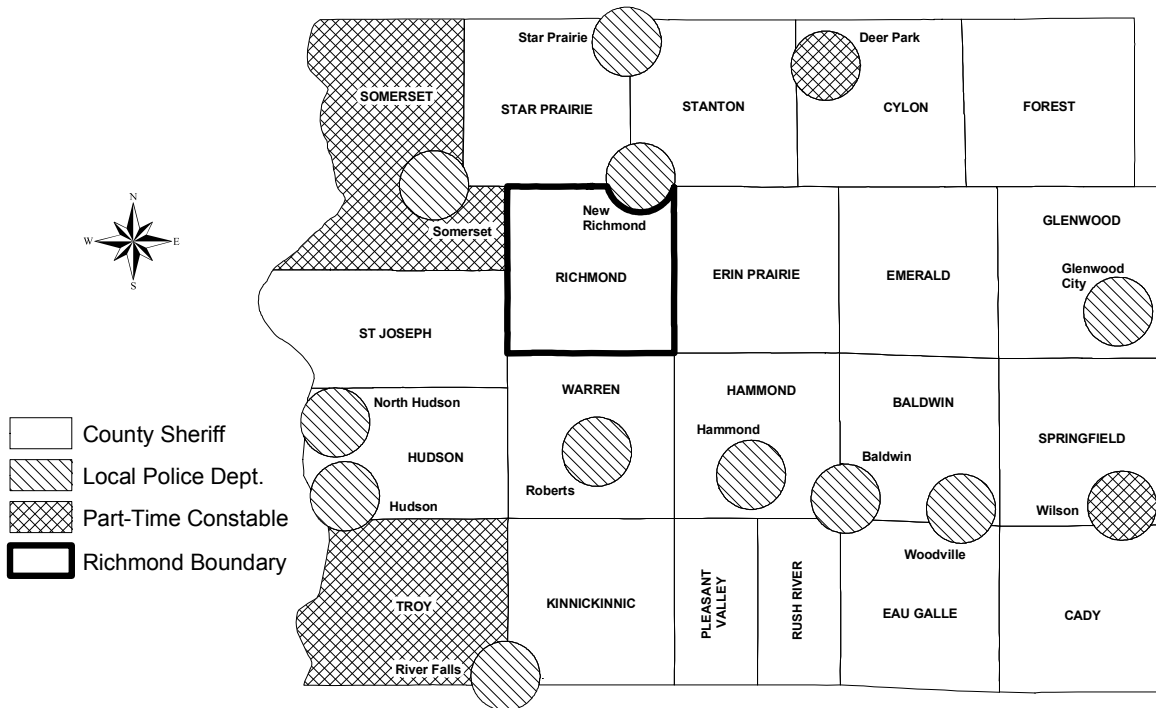
Source: St. Croix County Planning and Zoning / Land Information

Fire Protection Service Areas St. Croix County - Richmond



Source: St. Croix County Planning and Zoning / Land Information

Law Enforcement St. Croix County - Richmond



LIBRARIES

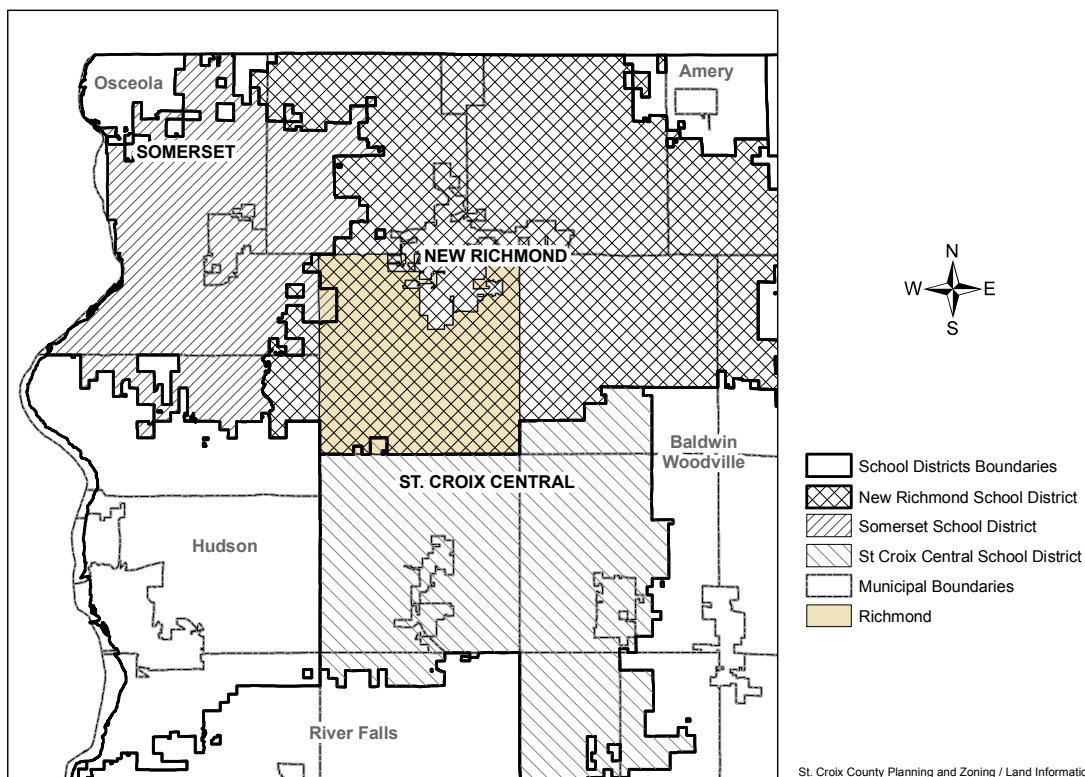
- Most Richmond residents utilize the Friday Memorial Library in New Richmond.
- Richmond residents accounted for 30,046 circulation items in 2008 which is 12.8 percent of the library's total circulation.
- In 2008 the New Richmond library issued 1,652 library cards to Richmond residents. The total number of library card holders who live in the Town of Richmond is 1,770. Of the number of card holders who live in New Richmond 1,723 list the Friday Memorial Library as their home library.
- All libraries in St. Croix County are members of the Indianhead Federated Library System and the MORE online library catalog resources.

CHILD CARE FACILITIES

There are no publicly-owned child care facilities in the Town of Richmond or St. Croix County. Child care services to residents of the Town of Richmond are provided by private or non-profit entities within the town and in neighboring communities. The Town does not want to become involved in the provision of child care services.

SCHOOLS

Richmond School Districts



- The school district map above provides general information regarding school districts. Anyone interested in finding out exactly which school district a property is located in, can use the St. Croix County Land Information website: <http://stcroixwi.mapping-online.com/StCroixCoWi/> to find detailed information. Once on the county website, choose “Districts” from the menu in the upper left corner. A menu will load offering choices between different types of districts such as supervisory, school and fire; choose school and uncheck supervisory. Once that loads zoom in on a specific property to determine the school district it is located within.
- There are three public school districts in the Town of Richmond, the New Richmond School District, the Somerset School District and the St. Croix Central School District.
- The New Richmond School District Administrator’s Assistant said enrollment has been increasing in all grades. Generally they see larger graduating classes than kindergarten classes, with the most growth at the middle school and high school levels.
- New Richmond’s five-year projections are growth of about 2 percent per year.
- In fall 2008, New Richmond opened Hillside Elementary, which eliminated portable classrooms. Construction of the new high school was completed for the 2010-2011 school year. Remodeling of the old high school into a middle school will be complete in 2011.
- The Administrator of the Somerset School District stated their enrollment has been increasing at a rate of about 2.8 percent per year for the past 20 years. The 2009-2010 school year was the first decline of enrollment experienced in 20 years. Enrollment is expected to increase in the coming years.

- According to the administrator, the Somerset School District's elementary and high schools are at capacity and in need of expansion. Currently there are no plans for future expansion or construction because of past tax increases accrued by the district's citizens.
- The St. Croix Central School District's enrollment has been increasing for the past 5 years, with the kindergarten through 4th grade levels experiencing the most growth.
- According to the St. Croix Central District Administrator, the 2009-2010 school year experienced a growth of about 25 students over the previous year.
- According to the District Administrator the most likely projection scenario is the "rebound" projection, which was completed by a consultant from UW-Madison. This projection takes into account the recent shifts in the housing market and state. A moderate growth of about 13 percent is likely over the next five years, with a more substantial growth of about 23 percent predicted until 2018.

***School Enrollment -- School Years 1994-95, 1999-00, 2004-05, 2008-09
St. Croix County School Districts & Private Schools***

SCHOOLS	ENROLLMENT				% CHANGE		
	1994-95	1999-00	2004-05	2008-09	95 - 00	00 - 05	05-09
Public School Districts							
Amery	1836	1854	1824	1736	1.0%	-1.6%	-4.8%
Baldwin-Woodville	1289	1281	1457	1554	-0.6%	13.7%	6.7%
Clear Lake	718	705	541	632	-1.8%	-23.3%	16.8%
Glenwood City	842	879	831	712	4.4%	-5.5%	-14.3%
Hudson	3472	3989	4803	5357	14.9%	20.4%	11.5%
New Richmond	2361	2379	2568	2970	0.8%	7.9%	15.7%
Osceola	1499	1729	1759	1885	15.3%	1.7%	7.2%
River Falls	2816	2893	3012	3018	2.7%	4.1%	0.2%
Somerset	965	1115	1455	1602	15.5%	30.5%	10.1%
Spring Valley	768	716	762	749	-6.8%	6.4%	-1.7%
St. Croix Central	1035	1022	1112	1303	-1.3%	8.8%	17.2%
Private Schools							
Baldwin Christian	28	58	59	61	107.1%	1.7%	3.4%
Croix Valley Christian	22	NA	NA	NA	NA	NA	NA
Dokime	NA	NA	NA	7	NA	NA	NA
Hudson Children's House	70	NA	NA	NA	NA	NA	NA
Peniel Christian School	23	14	11	8	-39.1%	-21.4%	-27.3%
St. Anne's Grade School	106	126	192	153	18.9%	52.4%	-20.3%
St. Mary's	141	141	164	185	0.0%	16.3%	12.8%
St. Patrick	274	378	398	373	38.0%	5.3%	-6.3%
Trinity Academy	17	127	136	123	647.1%	7.1%	-9.6%

Source: Wisconsin Department of Public Instruction. Project schools are designated in bold type.

HEALTH CARE FACILITIES

The Town of Richmond does not provide health care services. Health care services are provided by St. Croix County or private entities. Public health care services are provided by St. Croix County Health and Human Services Department and include: alcohol and drug abuse treatment, early childhood intervention, economic support, family and children services, mental health services, nursing home and public health services. Private health care facilities including hospitals, clinics, nursing homes and assisted living facilities are located in the cities or villages of Baldwin, Hammond, Hudson, New Richmond, Roberts, Somerset and Stillwater, MN. The Town does not want to become involved in the provision of health care services.

UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES

Goal: Coordinate utility and community facility systems planning with land use, natural resource and transportation systems planning. Community facilities, services and utilities should focus on preserving the quality of life and satisfying core needs for public safety, health, education, social services, recycling, town facilities and recreation at reasonable cost. These facilities and services should support the town goals for land use, growth management and natural resources.

Objectives:

1. Provide the appropriate level of community services, facilities and practices within the town, while striving for a low tax levy and maintaining the rural character of the town.
2. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.
3. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents.
4. Protect the town's public health, natural environment and groundwater and surface water resources through proper siting and regulation of wells, water utility services, wastewater disposal systems, recycling and other waste disposal in accordance with town, county and state laws and regulations.
5. Establish and maintain open communications with public utilities.

Policies:

1. Provide appropriate services for town residents, including public road maintenance and snow plowing on town roads, emergency services (fire, police, ambulance), solid waste and recycling.



The Richmond Town Hall site is used by the local community for a variety of activities including government meetings, club meetings and recycling and solid waste collection events. Photo by Shawn Demulling.

2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.
3. Provide support to local volunteer and community organizations through access to the town hall facilities.

4. Work with St. Croix County Emergency Management to identify emergency siren coverage areas. If needed, provide an additional emergency warning siren to serve the southern portion of the Town of Richmond.
5. As needed, identify storm shelters for residents of mobile home parks and use local media and park owners to help educate residents on availability.
6. Continue to work with the villages of Roberts and Somerset, City of New Richmond, St. Croix County, state agencies and local organizations to develop, provide and support recreational facilities and opportunities and library services



Snowmobile Trail on 140th Ave. near Boardman with trail information provided.
Photo by Shawn Demulling.

7. Plan for future open space along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow

the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the Town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the Town. Where appropriate, the Town should require the dedication of land for trails or parks before approving development proposals

8. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
9. Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water



The new Boardman electrical substation, is one of several utility facilities located in the Town of Richmond. Photo by Shawn Demulling.

Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.

10. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
11. Residents will continue to be responsible for contracting for curbside solid waste collection and disposal.
12. Work with and through St. Croix County (which serves as the town's Responsible Unit to implement the state recycling laws), to expand education, information, special collections and related services for the county recycling and hazardous waste programs. Continue to provide the town hall site as a collection location for white goods, appliances and tires for all county residents.
13. Utilize St. Croix County Sheriff's Office for law enforcement.
14. Contract with neighboring municipalities for emergency ambulance and fire service for town residents.
15. Pursue the provision of joint services with the City of New Richmond and neighboring municipalities when it will result in better services and/or cost savings.
16. Provide public road maintenance, repair and replacement and snow plowing on town roads through contractual services.
17. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
18. Conservation design development is an option to provide community facilities and services (e.g., school bus routes, snow removal, police patrol) in a cost-effective manner.
19. Encourage renewable energy resources on a small-scale basis.



Cally's Corner is a very attractive park maintained by the Town for local residents. Photos by Shawn Demulling.

TRANSPORTATION

LOCAL & COUNTY TRANSPORTATION SERVICES

The transportation system of St. Croix County is a major factor in promoting, sustaining and directing the growth and development occurring in the county. It can have intended and unintended consequences on the manner in which a community grows; consequently, it should be addressed through planning. Planning can help manage transportation impacts by guiding and accommodating desired growth. Decisions about transportation improvements can affect land uses and land values. Similarly, economic, housing and land use decisions can increase or modify demands on transportation systems including highways, air, rail, pedestrian, bike and other modes. The Town of Richmond is heavily influenced by the easy access to the transportation system. A trend analysis of this evolving transportation system provides insight into the impacts and future transportation needs of the town.

ROAD SYSTEM

The local, county and state road system in the Town of Richmond is shown on the Transportation System map below. The connectivity of the road system is impacted by the Willow River which runs parallel to CTH A and splits off the northwest corner of the town. There are a limited number of river crossings available. The rest of the town has easy access to STHs 65 and 64 and CTHs A, E, G, GG and K.

Richmond works with the County Highway Department and Wisconsin Department of Transportation (WisDOT) on street and road maintenance and improvements utilizing two state programs for assistance, these are described below. There are also several state and federal programs which offer financial assistance for road improvements and reconstruction, further information is available on the WisDOT website.

- The Wisconsin Department of Transportation (WisDOT) has developed two systems to assist local governments in collecting information, monitoring, maintaining, upgrading and replacing local roads and budgeting for those activities. According to the WisDOT website, the Wisconsin Information System for Local Roads (WISLR) is an Internet-accessible system that helps local governments and WisDOT manage local road data to improve decision-making, and to meet state statute requirements. With Geographic Information System technology, WISLR combines local road data with interactive mapping functionality. The result is an innovative system that allows local communities to display their data in a tabular format, on a map, or both. WISLR is a receptacle for local road information, such as width, surface type, surface year, shoulder, curb, road category, functional classification, and pavement condition ratings.
- WISLR can be used with another WisDOT program, the Pavement Surface Evaluation and Rating System (PASER). PASER provides a uniform way of determining and recording the physical condition of pavement. PASER rates paved roadways surfaces on a scale of 1 to 10, and gravel roads on a scale of 1 to 5. A rating of 10 for a paved roadway and a rating of 5 for unpaved roadway are considered new roadways, while a rating of 1 for both will require total reconstruction. Local communities are required to evaluate and report local road pavement conditions every two years to WisDOT using PASER.

- WISLR and PASER can be used together by local communities to develop and budget for planned maintenance and reconstruction schedules for local roads. Both programs are internet accessible and free to local communities.
- The Local Roads Improvement Program (LRIP) was established in 1991 by WisDOT to assist local units of governments in improving seriously deteriorating county highways, town roads, and municipal streets in cities and villages. LRIP is a reimbursement program, which pays up to 50 percent of total eligible costs with local governments providing the balance. Projects must be built to appropriate road standards and adhere to applicable program requirements. There are three subprograms within LRIP, the Town Road Improvement Program (TRIP) to assist towns, the Municipal Street Improvement Program (MSIP) to assist cities and villages, and the County Highway Improvement Program (CHIP).

TRUCKING & WATER TRANSPORT

Trucking transportation services were not dealt with separately in the Town of Richmond, as they are covered by the town, county and state road systems.

There are no significant passenger or freight water transportation services in the Town of Richmond or in St. Croix County. The nearest is the barge traffic on the Mississippi river. Water transportation within the county is primarily recreational in nature (e.g., canoeing, fishing, water-skiing) occurring throughout the county on its many rivers and lakes, with some larger recreational boats and sailboats on Lake St. Croix. Paddlewheel and other riverboat excursions are also available along the St. Croix River for sight-seeing and dinner cruises.

AIR

- St. Croix County has one publicly owned airport located in the City of New Richmond. The New Richmond Regional Airport (NRRA) opened in 1964. It is the fifth largest in the State of Wisconsin by number of aircraft, with two runways, averaging 122 flights per day. Over 175 aircraft are based in privately-owned hangars. There is a seaplane access with 23 seaplanes in use. There is no scheduled passenger service at this facility; however, there is private charter service available.
- This airport is one of the fastest growing in the Midwest. In 2004 a corporate hangar area was added and in 2005 the hangar area was expanded. In 2007 the airport expanded the runway by 1,500 feet, for a new total of 5,507 feet. Also a lighted taxiway, parallel to the runway was constructed.
- NRRA is home to 11 aviation-related businesses and several business aircraft. The airport contributes over nine million dollars per year to the New Richmond area economy.
- State statutes allow the City of New Richmond to utilize its zoning ordinance and building code authority to regulate land use, construction standards and structure height in areas within a three-nautical-mile radius from the NRRA. The Town of Richmond is impacted by the regulation of airspace surrounding the airport. See Transportation System map below.
- In April 2008 the City of New Richmond adopted a height limitation zoning ordinance and general building standards. The height limitations are elevations permissible above mean sea level in feet. Specific information on the height limitation in each zone and the

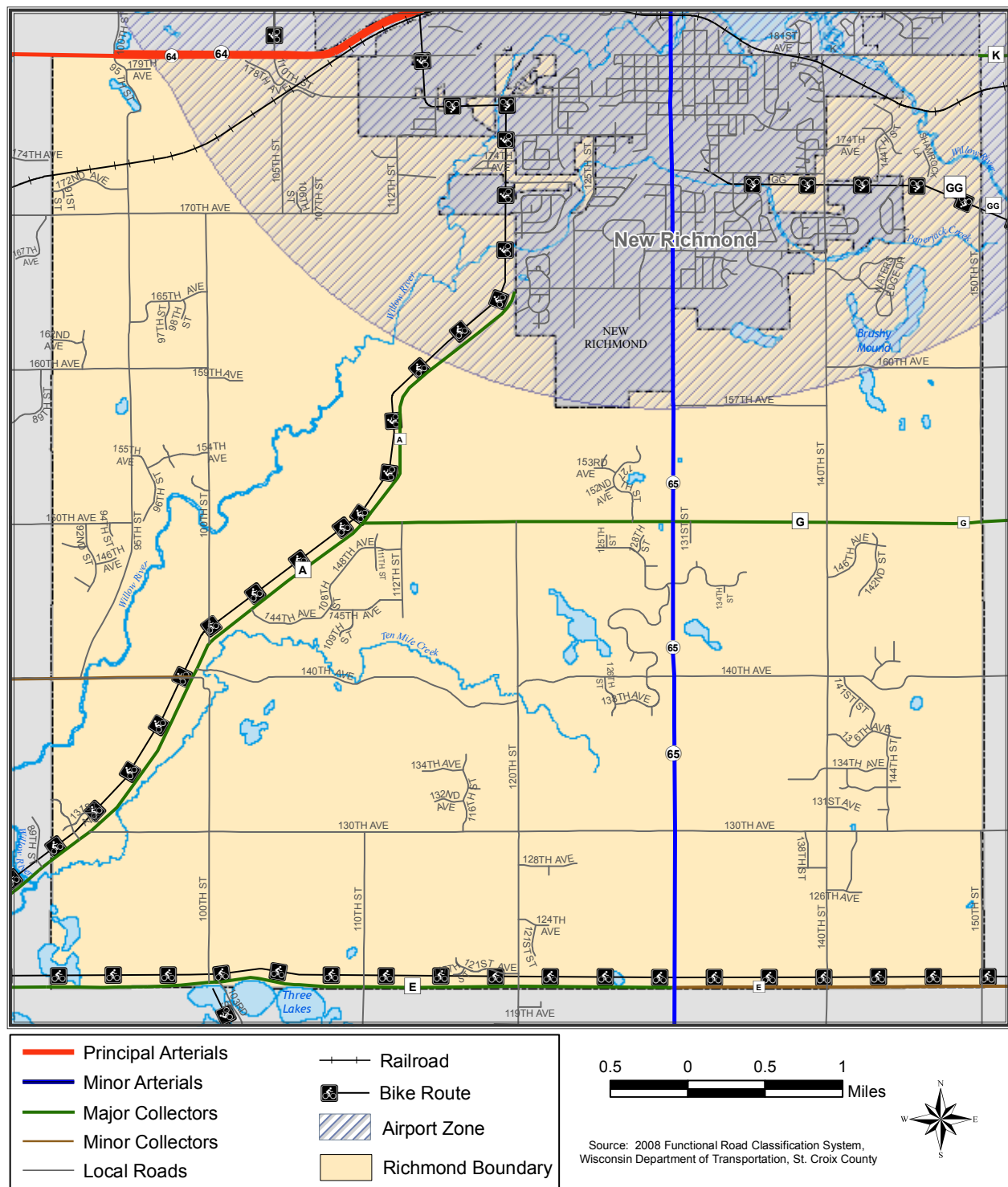
building and construction standards can be found on the NRRRA's website, www.nrrairport.com/buildingcode.htm.

- The New Richmond Regional Airport (NRRRA) governing board was expanded in 2007 to add a representative from the Town of Star Prairie. A town resident has been appointed by the Star Prairie Town Board to represent those people who live within the influence of the airport on the NRRRA board. This representation could be expanded to include the towns of Stanton, Richmond and Erin Prairie that also have residents and property influenced by the airport.
- A number of projects for the New Richmond Regional Airport are included in the WisDOT Airport Improvement Plan 2008-2012. The 2010 through 2012 construction projects include constructing a new building, installing water and sewer mains and constructing a helicopter landing and hangar area.
- The Minneapolis-St. Paul International Airport, which is approximately 25 miles from the west St. Croix County line and 39 miles from the Roberts exit to Interstate 94, provides scheduled commercial air service.
- The Minneapolis-St. Paul International Airport will continue to provide the primary scheduled passenger air service for St. Croix County and the Town of Richmond.
- There are no privately owned airstrips in the Town of Richmond.

RAIL

- St. Croix County is served by two railroads with east-west routes, the Union Pacific (UP) and Canadian Pacific (CP).
- The UP Railroad operates the former Chicago-Northwestern (CNW) mainline between Minneapolis-St. Paul and Chicago. This line travels through the towns of Springfield, Baldwin, Hammond, Warren and Hudson and serves the communities of Hudson, Roberts, Baldwin, Hammond, Woodville and Wilson.
- The CP Railroad operates the former Milwaukee Road/Soo Line, a branch line that provides shipper connections in Minnesota and to the east for the communities of Somerset and New Richmond. The CP traverses the towns of Glenwood, Emerald, Cylon, Erin Prairie, Star Prairie, Richmond, Somerset. Utilizing a railroad spur, the train makes one stop in Cylon at the Precision Ag fertilizer plant for freight deliveries on a request basis.
- The Canadian Pacific line goes through the Town of Richmond in Sections 1, 5 and 6. There are no scheduled stops at this time.
- The mainline connections of the UP route between Minneapolis-St. Paul and Chicago will continue to ensure rail service to communities along this route.
- The availability of service provided by the regional CP rail line is dependent upon the level of shipping generated by individual communities along this route and by access to larger rail systems to the west and east.
- No passenger rail service is currently available. However, a group of local governments and business leaders are working together as the West Central Wisconsin Rail Coalition to promote passenger rail service between Minneapolis/St. Paul and Chicago with a route through West Central Wisconsin.

Richmond Transportation System



PUBLIC TRANSIT & SPECIALIZED TRANSPORTATION

- There are several specialized transportation services for the elderly and disabled available in St. Croix County that are supported by public funding and some that are supported through private pay.
- The St. Croix County Aging and Disability Resource Center (ADRC) coordinates several demand-responsive specialized transportation services utilizing their site transportation vans and using volunteers to provide transport.
- There are programs in St. Croix County that provide subsidized transportation services to medical appointments. The Volunteer Medical Transportation program provides door-to-door trips to medical appointments for people age 60 and over. In 2008 there were 520 one-way trips, in 2005 there were 542.
- Interfaith Volunteers of St. Croix County, a private, non-profit organization, collaborates with the ADRC to provide transportation to long-term medical appointments such as dialysis, radiation or chemotherapy, other therapies and long-distance medical appointments. Volunteers also help those over age 60, who want to continue to live in their own homes, to complete daily needs such as grocery shopping. Each month volunteers serve an average of 25 people on 65 one-way trips for about 4,500 miles. Destinations include Amery, Stillwater, Menomonie, Maplewood, St. Paul and local communities.
- The ADRC is participating in a multi-county collaborative effort working with the New Freedom Transportation Program administered by the Center for Independent Living in Western Wisconsin based in Menomonie. The program provides volunteer-based, transportation to people with disabilities of all ages. Forty-eight hour advance notice is required but wheel-chair accessible vans are not available. In 2008, 678 one-way trips were provided.
- The Specialized Van Transportation program provides transportation to people age 60 and older and to those with disabilities or the spouses of either. The general public may ride on a space-available basis. The vans provide transportation to local senior centers/nutrition sites, medical, employment, shopping and social destinations within each community. The vans in four communities are handicapped accessible. Days and times of van service vary by community. Requests for service are made by contacting the senior center in each community that the van is located. Requests must be made 24-48 hours in advance.
- The 2008 total number of one-way trips to nutrition sites/senior centers by the Specialized Van Transportation program was 16,908. This is down from 22,280 in 2005. The decrease is reflective of the changing demographics of seniors. More senior citizens are receiving home-delivered meals than are traveling to nutrition sites due to health concerns. This trend is occurring state-wide. The trips per community nutrition site, break down as shown in the following chart.

Van Transportation Services to Nutrition Sites -- 2005 & 2008
St. Croix County

COMMUNITY	FLEET VEHICLE	ONE-WAY TRIPS	
		2005	2008
Cities/Villages			
Glenwood City	Mini-bus: 14, Mini-van: 4 + 1 wheelchair	2134	2108
Hudson	Bus: 12 + 1 wheelchair	3796	4300
New Richmond	Bus: 12 + 1 wheelchair	9068	3668
Baldwin	Mini-bus: 8 + 1 wheelchair	1774	1564
Deer Park	2 Mini-vans: 7 each	14	283
Hammond/Roberts	Mini-van: 6	450	993
Somerset	Mini-van: 14	2260	1042
Woodville	Mini-van: 7	2784	2950
Total	10	22,280	16,908

Source: St. Croix County Aging and Disability Resource Center

- St. Croix County contributes to the support of two shared ride taxi services that are subsidized by state and federal funding. Both have lift-equipped vans and provide door-to-door service. The River Falls Shared-Ride Taxi Service provides rides within the city limits. It is a combination of public and private pay and is available to elderly and disabled consumers. In 2008, 10,304 one-way trips were given to St. Croix County residents. In 2005 annual, one-way rides were approximately 7,869 in St. Croix County.
- The City of New Richmond sponsors a shared-ride taxi service that operates within and up to 1½ miles outside of the city limits, which includes portions of the towns of Richmond, Erin Prairie, Stanton and Star Prairie. It is available for elderly and disabled consumers through a combination of public and private pay. The service used to travel up to five miles outside the city, but the distance was reduced in 2006 to improve service and manage costs. The taxi service provided the following number of passenger trips: 9,747 in 2004, 11,011 in 2005, 11,327 in 2006, 12,763 in 2007 and 11,835 in 2008.
- Another service available in St. Croix County is the New Richmond Transport Service that provides non-emergency transport between local communities such as Baldwin, Hudson, New Richmond, River Falls, Twin Cities and neighboring counties. The service is for both disabled and nondisabled people to medical and any other trip destinations on a scheduled basis only. This service is available to anyone for private pay and through other funding options, such as Medicaid. The number of trips is limited due to the number of vans and the number of calls in an area.
- The growing elderly population in St. Croix County will continue to place increasing demands on specialized transportation services.
- Other private transit services for specific purposes or populations do exist in the county. St. Croix Industries provides fixed route and special event transportation for their program participants. Hudson Hospital offers demand responsive service to clients within 15 minutes of the hospital. Baldwin Care Center and Park View Home in Woodville also offer transportation for their residents.

COMMUTER SERVICES

- Metro Transit maintains a database of individuals who work in the region and have expressed a desire to commute to work or events via carpool or vanpool. This commuter database uses a person's home address, work address and work hours to find others who live and work near them and who have similar schedules or interests. Their website is: www.metrotransit.org/rideshare/.
- Great Rivers Transit is a private subscription bus service that provides a daily bus commuter service to and from Hudson and River Falls park and ride lots to Minneapolis and St. Paul. Great Rivers is designed to be used via their website, www.greatriverstransit.com. Subscribers choose the route they prefer, pay for service online and start riding either daily or occasionally.
- A new intercity bus service began on July 17, 2008, between Minneapolis/St. Paul, Minnesota and Milwaukee, Wisconsin, with intermediate stops in Hudson, Menomonie, Eau Claire, Chippewa Falls, Stanley, Abbotsford, Wausau, Wittenberg, Shawano, Green Bay, Manitowoc, and Sheboygan. The service runs once in each direction daily, and allows for connections with Greyhound Lines from Eau Claire to Tomah and Madison, and from Green Bay to Appleton, Oshkosh, and Fond du Lac. The service is initially being funded by a federal grant through the Supplemental Transportation Rural Assistance Program (STRAP), received by the City of Stanley
- Existing park and ride lots for cars and van pools are located to provide connections for commuter transit to the Minneapolis-St. Paul Metropolitan Area. The continued growth of the St. Croix County commuting work force warrants investigation of whether additional park and ride lots are needed and where they should be located.
- Park and ride lots serving the Town of Richmond are described in the following chart. All lots maintained by the Wisconsin Department of Transportation have security lights and telephones. The City of New Richmond maintains a parking lot east of the airport entrance on STH 65, at the north end of the city. The lot has a security light.

Car and Van Pool Lots -- 2009
St. Croix County

LOT	# PAVED STALLS
STH 65/Airport (New Richmond)	30
I-94 Carmichael Road Interchange (Hudson)	168
Hanley Road /Old Hwy. 35 (Hudson)	74
STH 35/65 (River Falls)	124
I-94/STH 65 Interchange (Roberts)	48
I-94/USH 63 Interchange (Baldwin)	36
USH 63/STH 64 East Intersection (4-Corners)	24
Total	504

Source: Wisconsin Department of Transportation

COMMUTING PATTERNS

Commuting Patterns of St. Croix County Residents – 1990 to 2000 By Place of Work

PLACE OF WORK	1990	% OF TOTAL	2000	% OF TOTAL	CHANGE 1990- 2000
Minnesota Counties:					
Dakota	549	2.17%	1,025	2.99%	476
Hennepin	1,590	6.27%	2,869	8.38%	1,279
Ramsey	4,261	16.81%	5,173	15.11%	912
Washington	3,302	13.03%	5,245	15.32%	1,943
All Others	238	0.94%	649	1.90%	411
Wisconsin Counties					
Dunn	238	0.94%	306	0.89%	68
Pierce	857	3.38%	1,272	3.71%	415
Polk	359	1.42%	658	1.92%	299
All Others	244	0.96%	368	1.07%	124
Other States	103	0.41%	102	0.30%	-1
Subtotal Outgoing Commuters	11,741	46.28%	17,667	51.59%	5,926
St. Croix County	13,606	53.68%	16,579	48.41%	2,973
Total	25,347	100.00%	34,246	100.00%	8,899

Source: 1990, 2000 U.S. Census.

Commuters to St. Croix County – 1990 to 2000 By Place of Residence

PLACE OF RESIDENCE	1990	% OF TOTAL	2000	% OF TOTAL	CHANGE 1990-2000
Minnesota Counties:					
Dakota	75	0.40%	244	0.94%	169
Hennepin	124	0.67%	424	1.63%	300
Ramsey	310	1.66%	524	2.02%	214
Washington	590	3.17%	958	3.68%	368
All Others	179	0.96%	581	2.23%	402
Wisconsin Counties					
Dunn	697	3.74%	1,347	5.18%	650
Pierce	1,836	9.86%	3,154	12.13%	1,318
Polk	842	4.52%	1,542	5.93%	700
All Others	300	1.61%	539	2.07%	239
Other States	68	0.37%	107	0.41%	39
Subtotal Incoming Commuters	5,021	26.96%	9,420	36.23%	4,399
St. Croix County	13,606	73.04%	16,579	63.77%	2,973
Total	18,627	100.0%	25,999	100.0%	7,372

Source: 1990, 2000 U.S. Census

- St. Croix County residents are commuting to jobs outside the county in steadily increasing numbers.
- The number of residents commuting to the Twin Cities Metropolitan Area increased by slightly over 5,900 residents since 1990.

- In 2000, there were more residents working outside St. Croix County than inside.
- From 1990 to 2000, St. Croix County added over 7,000 new jobs within the county. However, county residents fill less than half of those jobs. Workers from outside St. Croix County fill over 4,000 of those jobs.

Commuting By Place of Work -- 1990 to 2000
Town of Richmond & Neighboring Communities

TOWN/COMMUNITY	YEAR	ST. CROIX COUNTY	% OF TOTAL	OTHER WISCONSIN COUNTIES	% OF TOTAL	WORKED OUTSIDE WISCONSIN	% OF TOTAL	TOTAL
Richmond	1990	525	68.0	23	3.0	224	29.0	772
Richmond	2000	474	53.7	82	9.3	326	37.0	882
Erin Prairie	1990	242	74.2	10	3.1	74	22.7	326
Erin Prairie	2000	242	62.5	14	3.6	131	33.9	387
St. Joseph	1990	427	29.7	21	1.5	992	68.9	1440
St. Joseph	2000	616	32.7	34	1.8	1233	65.5	1883
Somerset	1990	330	33.1	47	4.7	621	62.2	998
Somerset	2000	545	36.3	77	5.1	878	58.5	1500
Star Prairie	1990	517	54.9	51	5.4	373	39.6	941
Star Prairie	2000	752	47.7	102	6.5	721	45.8	1575
Warren	1990	300	55.5	18	3.3	223	41.2	541
Warren	2000	358	46.9	42	5.5	363	47.6	763
C. New Richmond	1990	1655	69.7	83	3.5	638	26.9	2376
C. New Richmond	2000	1779	56.2	234	7.4	1151	36.4	3164
V. Somerset	1990	231	41.5	31	5.6	294	52.9	556
V. Somerset	2000	306	39.5	39	5.0	430	55.5	775
V. Star Prairie	1990	142	63.4	7	3.1	75	33.5	224
V. Star Prairie	2000	136	49.1	39	14.1	102	36.8	277
St. Croix County	1990	13,606	53.7	1677	6.6	10,043	39.7	25,326
St. Croix County	2000	16,759	48.7	2604	7.6	15,065	43.8	34,428

Source: 1990, 2000 U.S. Census

- From 1990 to 2000, the number of Richmond residents commuting to jobs in St. Croix County decreased by about 15 percent from 525 to 474, this probably reflects a continuing decline in farm workers.
- The percentage of residents commuting to jobs in St. Croix County is very close to the percentage for the county as a whole.
- From 1990 to 2000, the number of Richmond residents commuting to jobs in other Wisconsin counties increased by about 6 percent.
- From 1990 to 2000, the number of Richmond residents commuting to jobs outside Wisconsin increased by about 8 percent. This was largely due to the increased in new housing and influx of buyers who work in the Twin Cities but live in Wisconsin.

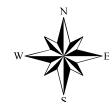
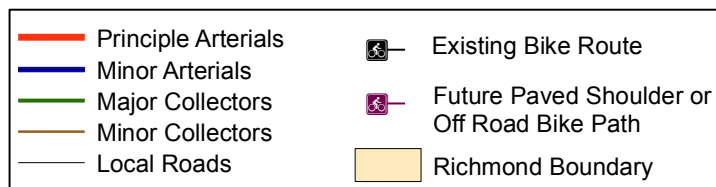
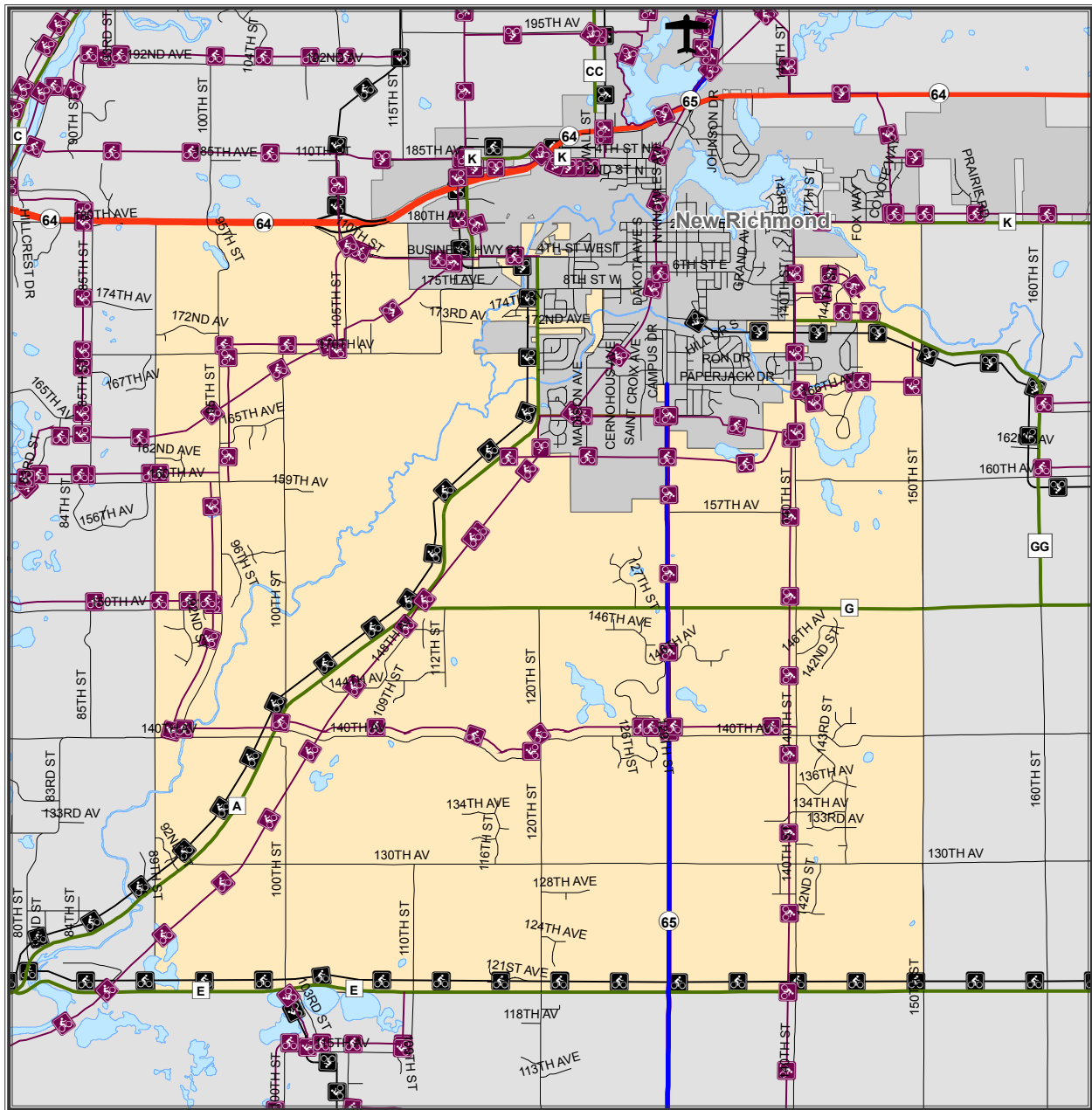
BIKEWAY SYSTEM

- The 2006 St. Croix County Outdoor Recreation Plan identifies the existing bicycle route system in St. Croix County.
- In the Town of Richmond the route includes shared roadway along county roads E, K and GG and part of A and paved shoulder along the remainder of CTH A. They are designated and marked by the St. Croix County Highway Department in conjunction with the town board. Please see the Transportation System map.
- The Outdoor Recreation Plan also recommended that a county-wide trail plan for a multi-jurisdictional trail system be developed to link local, county, state and federal parks, facilities, trails and natural areas with municipalities, school, other trails and connection points and to meet the needs of commuters, recreation and tourism.
- In 1995, the St. Croix County Highway Department developed a bicycle transportation plan that addressed use of the bicycle as a transportation alternative. Bicycle traffic is allowed on most roads in St. Croix County, but some routes are recommended as the most direct routes between locations. These routes are either shared roadways or paved shoulders based on traffic levels, pavement condition and width and shoulder width.
- St. Croix County, working with cities, villages, towns, special interest groups, the County Highway Department and the West Central Wisconsin Regional Planning Commission developed and adopted the St. Croix County Parks and Recreation Bicycle and Pedestrian Plan in March, 2008 to implement the Outdoor Recreation Plan recommendation and update the bicycle transportation plan for the Highway Department.
- The 2008 plan recommended keeping the current bicycle route system and adding 15 miles of gravel roads by paving for shared roadway facilities, 50 miles of shoulder paving and approximately 65 miles of separate bicycle trail facilities.
- The Town of Richmond participated and supported the county in developing the Bicycle and Pedestrian Plan and recommended adding additional segments to the bike route system. These recommendations were incorporated into the county-wide plan.
- Based on the 2008 plan, the town may want to encourage the county to provide signed, paved shoulders when ever county roads are upgraded and where existing facilities can accommodate them to improve safety and functionality of routes.
- Recommended bicycle route upgrades are shown on the Future Bike Routes map below. Generally the recommended improvements are off-road bike paths or paved shoulder with bike route designation. Additional shared roadways that don't require any improvements are also shown.
- County and state road improvements for bicycles include widening the existing paved shoulder on portions of CTH A, developing off-road bike paths on STHs 64 and 65 in conjunction with WisDOT when possible, and developing off-road bike paths on former or existing railroad grades when opportunities occur.
- An off-road bike path should be incorporated into planning for the road upgrades from the future diamond interchange at STH 64 southeast into the City of New Richmond.
- Town road improvements include constructing an off-road bike path on 140th Street from CTH E to CTH K and the New Richmond city limits, connecting town residents to New

Richmond schools by developing off-road paths along extensions of West Richmond Way and 165th Avenue.

- The Bicycle and Pedestrian Plan also recommends additional town roads be designated and signed as bicycle routes on shared roadways in the future. The Town roads that should be designated include: 105th Street south from STH 64 to 170th Avenue, 170th Avenue west to 95th Street, 95th Street south to 140th Avenue, 150th and 160th Avenues west from 95th Street to the town border, 140th Avenue east from 95th Street to 140th Street. Also as these roads become connected, 174th Avenue, 176th Avenue and Shamrock Lane, from 140th Street to CTH GG should be bicycle routes to provide access for the Willow River Meadows and Willow Valley subdivisions and any others that are developed. Finally, 150th Street south from CTH GG to 166th Avenue and 166th Avenue west from 150th Street to 140th Street should be designated as shared roadway bike routes.
- The County Bicycle and Pedestrian Plan also recommends developing off-road bike paths on former or existing railroad grades when opportunities occur with willing property owners.

Richmond Future Bike System



Source: 2008 Functional Road Classification System,
Wisconsin Department of Transportation, St. Croix County

COUNTY, STATE & REGIONAL TRANSPORTATION PLANNING

FUNCTIONAL/JURISDICTIONAL STATUS

The functional and jurisdictional status of the roadways in the Town of Richmond are shown on the Transportation System map above. The WisDOT determines arterial and major and minor collector road status.

- Principal arterials include State Highway 64 and Business 64.
- Minor arterials include State Highway 65.
- Major collectors include County Highways A, G, and CTH E west of STH 65.
- Minor collectors include County Highways E east of STH 65 and GG.
- All other county and town roads have local functional status regardless of which municipality has jurisdictional status.

AVERAGE DAILY TRAFFIC

Annual Average Daily Traffic counts, from the Wisconsin Department of Transportation, for federal, state and county roadways within or next to the Town of Richmond are shown in the chart below. These traffic counts are taken from the Wisconsin Department of Transportation's 2007 Wisconsin Highway Traffic Volume Data, published October 2008. The data was collected from the years 1994, 1997, 2000, 2001 and 2004. In St. Croix County the data is from 2000.

AADT By Roadway Segment -- 1994 to 2004 Town of Richmond

ROADWAY	ANNUAL AVERAGE DAILY TRAFFIC			
	1994	1997	2000	2004
STH 64, Richmond	8800	6900	5900	6700
STH 65, Richmond	9200	6600	8100	10,200
CTH A, Richmond	3100	3000	3800	4700
CTH GG, New Richmond	N/A	1500	2400	2700
CTH E, Richmond	520	560	640	810
CTH G, Richmond	1900	2300	2800	3100
CTH K, Richmond	1200	1100	1100	790
CTH K, New Richmond	N /A	2200	2600	3300

Source: 1994, 1997, 2000, 2004 Wisconsin Highway Traffic Volume Data.

- The Annual Average Daily Traffic (AADT) counts for the Town of Richmond have generally remained consistent or increased from 1994 to 2004.
- The exception to this is the counts for year 2000. These counts are misleading because during 2000 State Trunk Highway 65 was being resurfaced which caused drivers to seek alternate routes to avoid the construction. In some instances driver choices resulted in higher traffic counts but in others it resulted in lower traffic counts.
- The most heavily traveled route in the Town of Richmond is State Trunk Highway 65, with about 10,200 cars per day in 2004, an increase of about 26 percent over 2000.

- AADT on STH 64 decreases about 2,300 vehicles after going through the City of New Richmond. Some of the decrease may have been due to road construction in 2004.
- Traffic on STH 64 is busy with an average of 6,700 AADT. That count has not been updated since 2001, probably due to the planned road construction.
- The most heavily traveled county roads are A, G, K west of New Richmond and GG.

HIGHWAY INVESTMENTS

Highway projects that are currently programmed by State and County Highway Departments to address highway improvement needs reflect a substantial investment in the highway infrastructure in St. Croix County and the Town of Richmond.

- WisDOT resurfaced and made short-term improvements to the STH 64 corridor from New Richmond to USH 63 in 2009. This project included improvements to the STH 64 and CTH T intersection.
- Conversion of STH 35/64 to a four-lane expressway was completed fall of 2006 including the Stillwater Bridge approach to Somerset and to New Richmond. WIS 64 is a major east-west travel corridor in St. Croix County. It joins WIS 35 near Somerset to serve interstate, interregional and local traffic between Houlton, Somerset and New Richmond.
- The WisDOT's long-term plan is to convert STH 64 to a four-lane freeway with very limited access. There will be three accesses, in Somerset, New Richmond and at 110th Street in Richmond and Star Prairie. Additional frontage roads will be needed to reroute local traffic that previously had direct access to STH 64.
- WisDOT's short-term projects include constructing a round-about intersection at CTH G and STH 65 south of New Richmond. This is part of the WIS 65 Intersection Improvement Project, which is proposed to make safety improvements to four intersections along STH 65 from Roberts to New Richmond. The estimated construction time frame is 2012.
- The St. Croix County Highway Department's six-year highway improvement program identified about \$9.5 million for countywide highway work to be performed between 2004 and 2010. These projects included widening, minor reconstruction, major reconstruction and simple base improvements. County trunk highway projects identified within Richmond included CTH K from New Richmond to CTH T. An update to the six-year plan is underway.

REGIONAL TRANSPORTATION SYSTEMS

All state and regional transportation system plans have been taken into account and evaluated by the Town of Richmond. The town has also evaluated the impacts of the City of New Richmond's area transportation planning. The city has identified an urban growth boundary and a transportation system that could serve that area. The city has also adopted an official map that includes the transportation system within the city limits and within the city's urban growth boundary. The Town of Richmond will continue to provide comments to the city regarding future transportation system planning and how that could coordinate with the City of New Richmond's planning and official map.

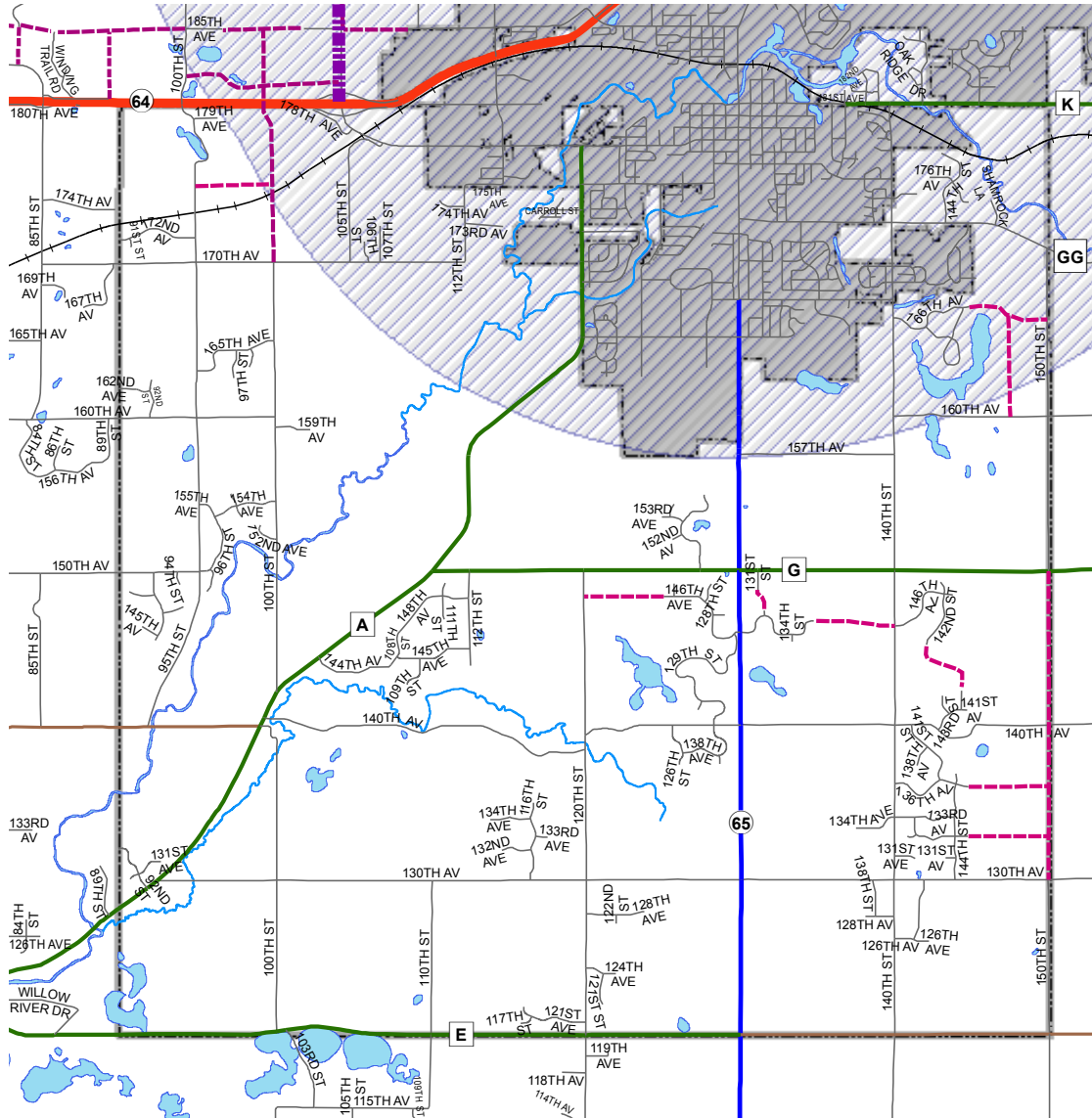
FUTURE TRANSPORTATION SYSTEM

The future Transportation System map below identifies future roads and the connections they will accomplish within the Town of Richmond. The town anticipates that the functional classification of some roads will change over time as the traffic levels increase and road improvements are made.

The Richmond Plan Commission has worked with Wisconsin Department of Transportation and the towns of Star Prairie and Somerset to plan for future frontage roads that will be needed when WisDOT upgrades STH 64 from an expressway to a freeway. At that time all at-grade access to STH 64 will be removed and residents will need alternative access to the interchanges. This change is not anticipated for about 15 to 20 years. However, WisDOT is planning for the future upgrade and as part of that planning process has worked with local communities to identify future connections and linkages for existing homes. WisDOT also hopes local communities will adopt official maps to prevent development in future local and state roadway corridors. A frontage road to provide access for local residents to the 110th Street/STH 64 diamond interchange expansion would be created by extension of 179th /180th avenues. An overpass over STH 64 at 100th Street would eventually connect to 170th Ave. and may involve moving the railroad bridge that is at 95th Street.

Future connections for local access are planned around the CTH G and STH 65 intersection: 146th Avenue would be extended to 120th Street to the west and to the east, 131st Street would connect to 146th Avenue and 142nd Street would connect to 141st Street. Extensions to serve residential development include: 166th Avenue to 150th Street and a new road from 160th Avenue to 166th Avenue extended, extension of 150th Street from CTH G to 130th Avenue and connection of 136th Avenue and 133rd Avenue to extended 150th Street. These changes will be an important component of the town's future road system.

Future Transportation System: Town of Richmond



TRANSPORTATION GOALS, OBJECTIVES & POLICIES

Goal: The Town of Richmond's transportation system should provide for the efficient and safe movement of people and goods; serve the planned land use pattern; minimize negative impacts such as congestion, noise and air pollution and meet the needs of multiple users and transportation modes.

Objectives:

1. Ensure that transportation system improvements are coordinated with land development desires.
2. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Richmond area.
3. Provide for safe and adequate road capacities and road conditions.
4. Support and encourage the development of transportation system improvements for biking, hiking, and other transportation modes.
5. Preserve the scenic value along certain roadways to protect and enhance the Town of Richmond's rural character.
6. Maintain a cost effective level of service.
7. Continue to support agricultural use of the transportation system.

Policies:

1. Work with the county to update and implement Town Road Improvement Programs (TRIPs) to provide for the appropriate upgrading of town roads.
2. Continue to update and implement the WISLR and PASER programs to provide for the upgrading and maintenance of town roads.
3. Work, both as a town and with St. Croix County, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
4. Work with the county, state and private landowners in ensuring that road right-of-ways are clear of obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.



Road improvements including widening and resurfacing on 140th Street. Photo by Shawn Demulling.

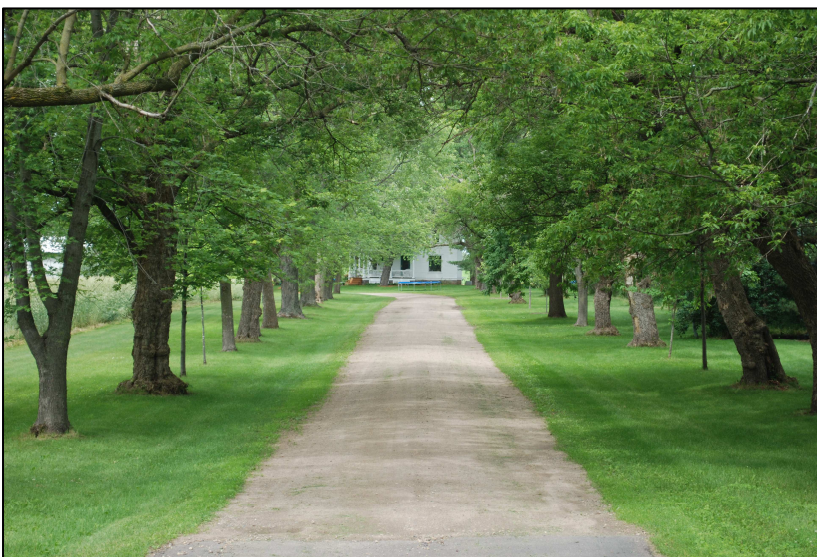
5. Post weight restrictions on existing town roads as necessary and consider the weight limits on local roads when reviewing development proposals.



Richmond is working on future plans with WisDOT and the railroad to improve or relocate this railroad overpass on 95th Street. The town may adopt an official map to facilitate relocation. Photo by Shawn Demulling.

6. Plan for the extension of existing town roads and a network of interconnected new roads to control highway access, preserve rural character, minimize extensive road construction, decrease road maintenance costs, provide for appropriate routes for trucks and emergency vehicles and serve planned development areas as shown on the future road plan map above.

7. As development pressure increases, develop and adopt an official map for the Town of Richmond to assist in planning for, designating and protecting roadway corridors for planned road extensions.
8. Communicate and work with the Wisconsin Department of Transportation, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.
9. As new development occurs, discourage new private roads and explore options to make existing private roads public to improve access for emergency services, improve maintenance and decrease conflicts.
10. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage,



This tree-lined driveway leads to the Casey Farmstead in the Town of Richmond. Photo by Shawn Demulling.

and other standards, such as placing driveways along property lines, fencerows, or existing vegetation wherever possible. Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.

11. Discourage large amounts of “side of the road” residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.
12. Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.
13. Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways, wide, signed shoulders or off-road bike paths if opportunities occur, based on the Future Bike System map shown above. These changes would provide a coordinated system of bike routes to access the City of New Richmond, villages of Somerset and Roberts and park and school system serving town residents. It would provide better, safer connections for residents.



The rail line in the northwest corner of Richmond does not have a stop in Richmond. Photo by Shawn Demulling.

14. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
15. Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission for a resident from the Town of Richmond who lives within the Airport's zone of influence and can represent the interests of those residents and property-owners.
16. Monitor activities by the Airport Commission that could affect town residents, such as ordinances that would require height limitations and building construction standards for insulation and sound reduction. Property sites within the three-nautical mile airport zone may be required to have deed restrictions acknowledging

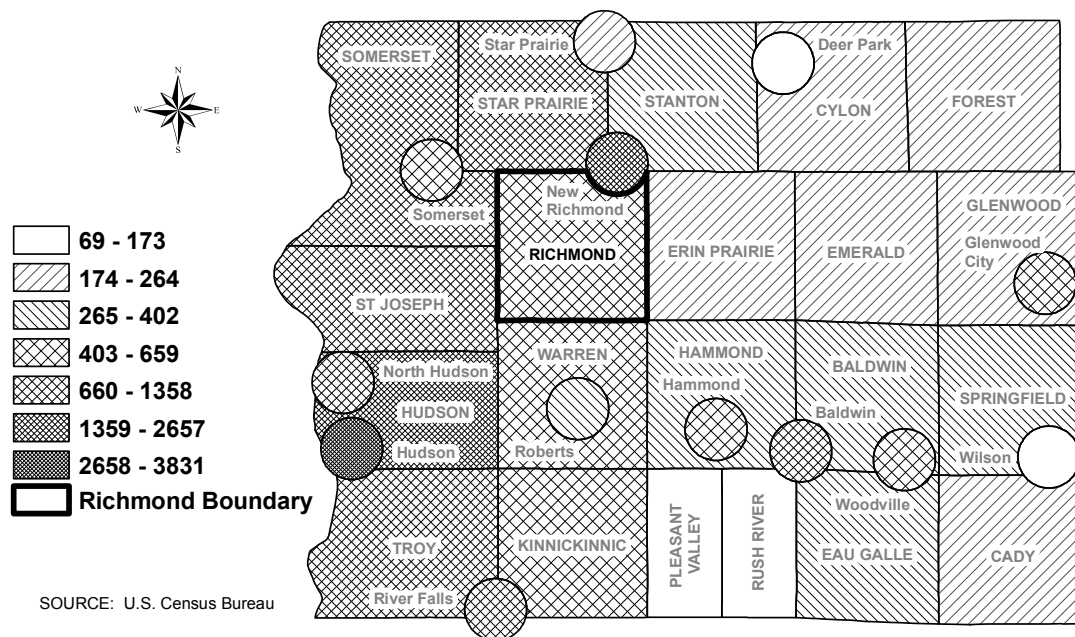
the airport and its related noise impacts.

17. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.

HOUSING

Housing Supply

Total Housing Units - 2000 St. Croix County - Richmond

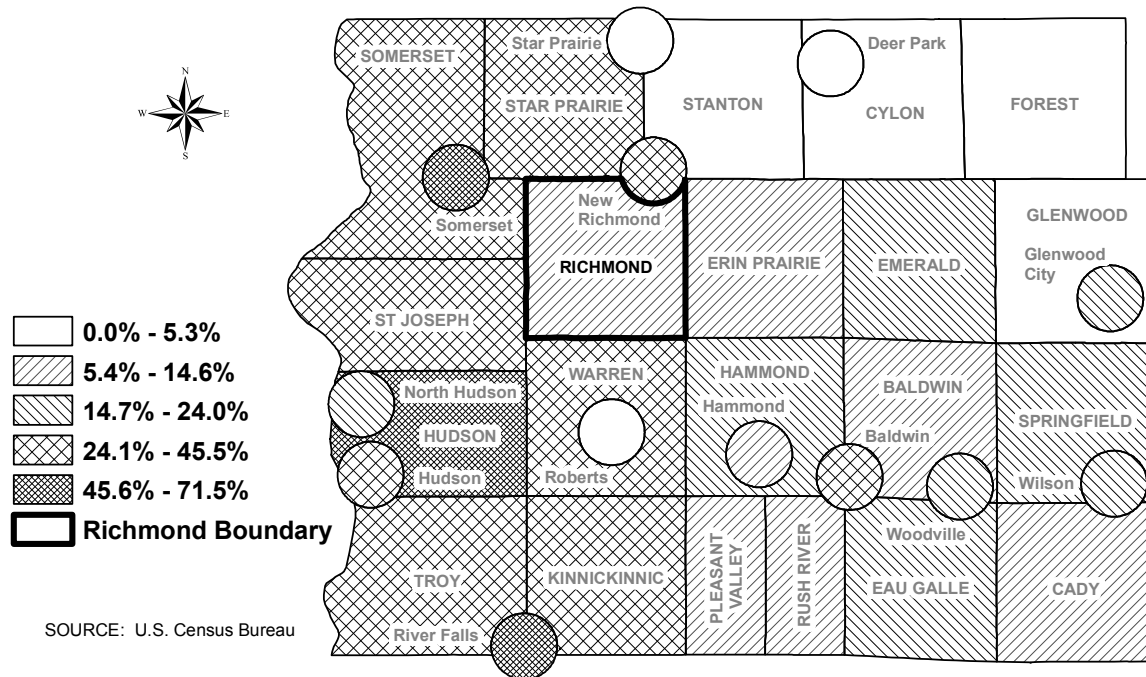


Total Housing Units -- 1970 to 2000 Town of Richmond & Neighboring Communities

COMMUNITY	1970	1980	1990	2000	AVG PER YR 1970-2000	PERCENT CHANGE		
						70-80	80-90	90-00
Richmond	271	385	467	530	8.6	42.1	21.3	13.5
Erin Prairie	128	197	208	234	3.5	53.9	5.6	12.5
Somerset	297	559	722	963	22.2	88.2	29.2	33.4
Star Prairie	412	558	761	1079	22.2	35.4	36.4	41.8
Stanton	263	340	353	363	3.3	29.3	3.8	2.8
St. Joseph	437	759	974	1259	27.4	73.7	28.3	29.3
Warren	150	249	327	437	9.6	66.0	31.3	33.6
C. New Richmond	1223	1665	2025	2657	47.8	36.1	21.6	31.2
V. Somerset	232	318	417	659	14.2	37.1	31.1	58.0
V. Star Prairie	122	163	201	215	3.1	33.6	23.3	7.0
St. Croix County	10,376	14,710	18,519	24,265	463.0	41.8	25.9	31.0

Source: U.S. Census Bureau 1970-2000 Summary File 1

***Percent Change in Total Housing Units 1990 to 2000
St. Croix County - Richmond***



- In St. Croix County the number of housing units increased by 5,746 units from 1990 to 2000, a 31 percent increase.
- From 1970 to 2000 an average of 463 new housing units per year was constructed in St. Croix County.
- The Town of Richmond's housing growth has averaged about nine new housing units per year since the 1970's.
- Through 2000, the Town of Richmond has seen steady numeric increases in the number of housing units but a declining percentage increase. Some neighboring communities experienced much higher growth rates and numeric increases during those decades.
- Overall the housing unit growth rates in the Town of Richmond generally reflect the shift from agriculture and related farm families to rural suburban residents who want to be conveniently located in rural areas near state and federal highways with good access to the Twin Cities metro.

Housing Unit Types as a Percent of Total Units -- 1990 to 2000
Town of Richmond & Neighboring Communities

COMMUNITY	YEAR	TOTAL UNITS & PERCENT OF TOTAL UNITS					
		SINGLE FAMILY		MULTI-FAMILY		MOBILE HOME	
Richmond	1990	384	82.2%	45	9.6%	38	8.1%
Richmond	2000	468	89.8%	18	3.5%	35	6.7%
Erin Prairie	1990	188	91.3%	0	0%	18	8.7%
Erin Prairie	2000	233	97.1%	0	0%	7	2.9%
Somerset	1990	619	85.7%	44	6.1%	59	8.2%
Somerset	2000	899	90.0%	40	4.0%	60	6.0%
Star Prairie	1990	605	79.5%	15	2.0%	141	18.5%
Star Prairie	2000	899	83.7%	10	0.9%	165	15.4%
St. Joseph	1990	877	90.4%	39	4.0%	54	5.6%
St. Joseph	2000	1163	93.4%	31	2.5%	51	4.1%
Warren	1990	301	93.2%	16	5.0%	6	1.9%
Warren	2000	418	96.5%	8	1.8%	7	1.6%
C. New Richmond	1990	1325	65.4%	649	32.0%	51	2.5%
C. New Richmond	2000	1674	63.3%	934	35.3%	35	1.3%
V. Star Prairie	1990	151	75.1%	45	22.4%	5	2.5%
V. Star Prairie	2000	159	81.5%	33	16.9%	3	1.5%
V. Somerset	1990	248	59.5%	166	39.8%	3	0.7%
V. Somerset	2000	350	54.9%	285	44.7%	2	0.3%
St. Croix County	1990	13,951	76.0%	3309	18.0%	1094	6.0%
St. Croix County	2000	18,610	76.7%	4519	18.6%	1131	4.7%

Source: U.S. Census Bureau Summary File 3.

- Approximately 90 percent or more of the housing in the Town of Richmond is single family; this is 13 percent higher than the county as a whole.
- From 1990 to 2000, the percentage of single family units increased by about eight percent in the Town of Richmond. This is a larger increase than neighboring towns, but a smaller percentage of total than all neighboring towns, except Star Prairie.
- From 1990 to 2000 the percentage of single-family housing has increased relative to multifamily and mobile homes in Richmond, while it has generally remained constant in the whole county.
- During this period the number and percent of multi-family structures decreased by more than half in Richmond while the number of mobile homes only decreased slightly.
- The surrounding towns adjacent to Richmond also experienced a decrease in multifamily housing; this was a common trend in most rural towns from 1990 to 2000. In contrast most cities and villages experienced an increase in multi-family homes during that time period.
- The Town of Richmond experienced a slight decrease in mobile home numbers. Generally mobile homes are being slowly replaced by permanent housing structures.

HOUSING OCCUPANCY

Occupied Housing Unit by Tenure – 2000 Town of Richmond & Neighboring Communities

COMMUNITY	OCCUPIED HOUSING UNITS			VACANT UNITS		PERCENT OF TOTAL UNITS		
	TOTAL	OWNER	RENTER	TOTAL	SEASONAL	OWNER OCCUPIED	RENTER OCCUPIED	SEASONAL OCCUPIED
Richmond	524	464	60	6	0	88.5%	11.5%	0.0%
Erin Prairie	227	193	34	7	4	85.0%	15.0%	1.7%
St. Joseph	1193	1112	81	66	45	93.2%	6.8%	3.6%
Star Prairie	1006	908	98	73	58	90.3%	9.7%	5.4%
Somerset	927	848	79	44	15	91.5%	8.5%	1.6%
Warren	426	401	25	11	6	94.1%	5.9%	1.4%
C. New Richmond	2561	1619	942	96	5	63.2%	36.8%	0.2%
V. Star Prairie	212	156	56	3	0	73.6%	26.4%	0.0%
V. Somerset	635	333	302	24	5	52.4%	47.6%	0.8%
All County Towns	11,017	10,027	990	426	222	91.0%	9.0%	1.9%
St. Croix County	23,410	17,881	5,529	855	281	76.4%	23.6%	1.2%

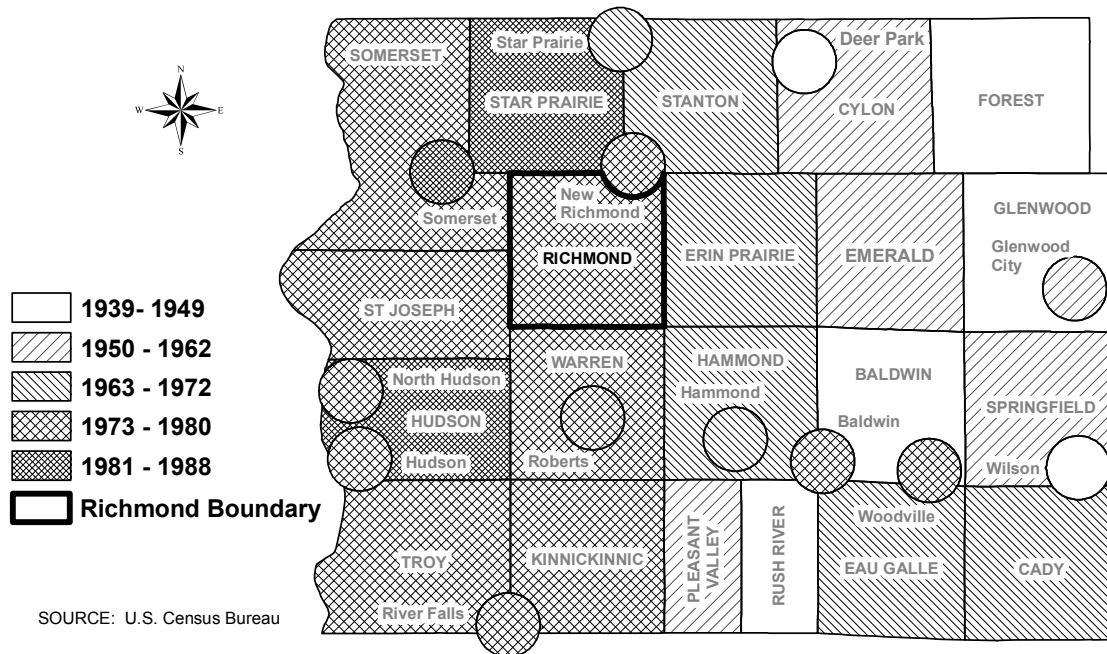
Source: U.S. Census Bureau Summary File 1

- In 2000, owner-occupied units accounted for 88 percent of all housing units in the Town of Richmond. This is very close to the rate for all towns in the county and neighboring towns.
- The Town has a higher percentage of owner-occupied housing than the county as a whole.
- In the Town of Richmond renter occupied units account for about 11 percent of the total housing stock.
- Richmond's percent-of-renter occupied housing units is similar to percent-of-renter occupied housing for all towns in the county. Generally, renter-occupied housing is located within cities and villages in the county.
- The Town has a lower percentage of renter-occupied housing than the county as a whole.
- Richmond's six vacant units is very low for a town. It is lower than all the surrounding towns. It is only about one percent of the Town's total housing supply.

HOUSING STOCK ASSESSMENT

Percent of Housing Units by Year of Construction – 2000

Median Year Housing Units Built - 2000 St. Croix County - Richmond



Town of Richmond & Neighboring Communities

COMMUNITY	MEDIAN	PERCENT OF TOTAL UNITS				
		PRE 1960	1960-1969	1970-1979	1980-1989	1990-1999
Richmond	1977	20.0	11.1	28.6	18.0	22.3
Somerset	1980	20.4	5.4	25.1	18.6	30.4
Erin Prairie	1972	40.8	5.4	23.3	13.8	16.7
St. Joseph	1979	18.4	7.2	26.8	19.4	28.1
Star Prairie	1982	18.0	8.2	20.8	15.0	38.1
Warren	1977	23.1	7.9	26.8	19.2	23.1
C. New Richmond	1974	35.3	8.6	15.1	17.2	24.0
V. Somerset	1983	25.4	4.2	16.2	14.3	39.9
V. Star Prairie	1967	44.1	8.2	12.3	17.4	17.9
St. Croix	1977	28.5	8.0	19.8	16.6	27.1

Source: U.S. Census Bureau 1970-2000 Summary File 3

- In 2000, the median construction year for housing units throughout St. Croix County was 1977.
- The median construction year for housing in the Town of Richmond was 1977, which is exactly at the county median average.
- Richmond's median housing age of 1977 is due to the greater amount of construction from 1970 to 1979; 28.6 percent of all housing was built during this time frame.
- The Town of Richmond's second highest increase in housing units was during the 1990's with about 22 percent.

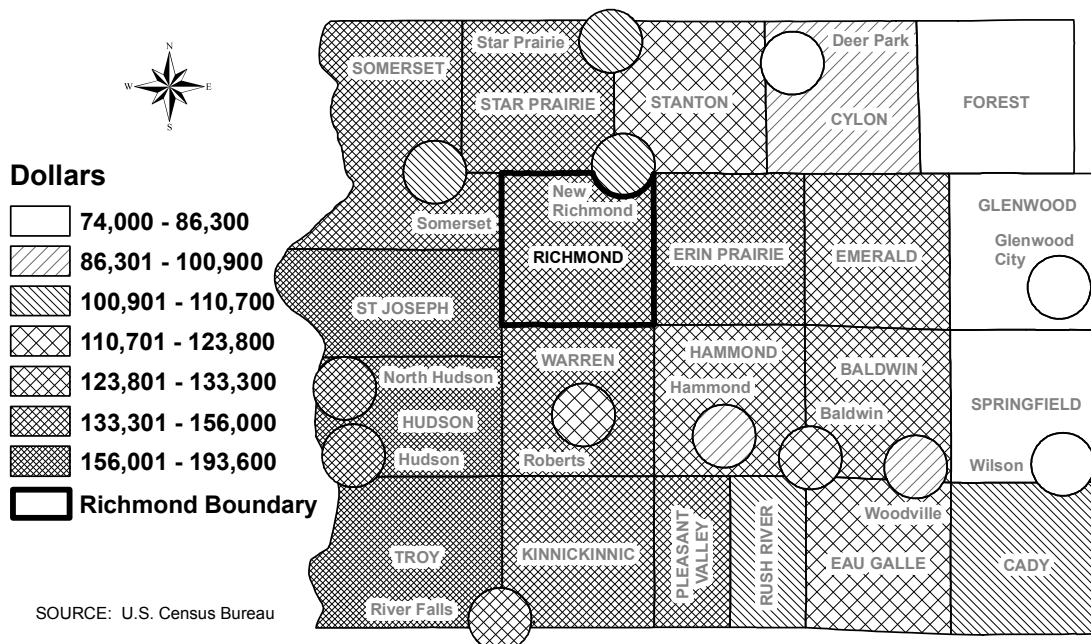
- There has not been a consistent pattern in the surrounding municipalities. The median age and percentage shows that the majority of the housing in the Town of Richmond was constructed during the 1970's, Somerset and Star Prairie during the 1990's and Erin Prairie pre1960's.
- The housing starts in Richmond and the surrounding municipalities generally dipped somewhat in the 1980's. This was probably due to higher interest rates.

Housing Value Owner-Occupied Units -- 2000
Town of Richmond & Neighboring Communities

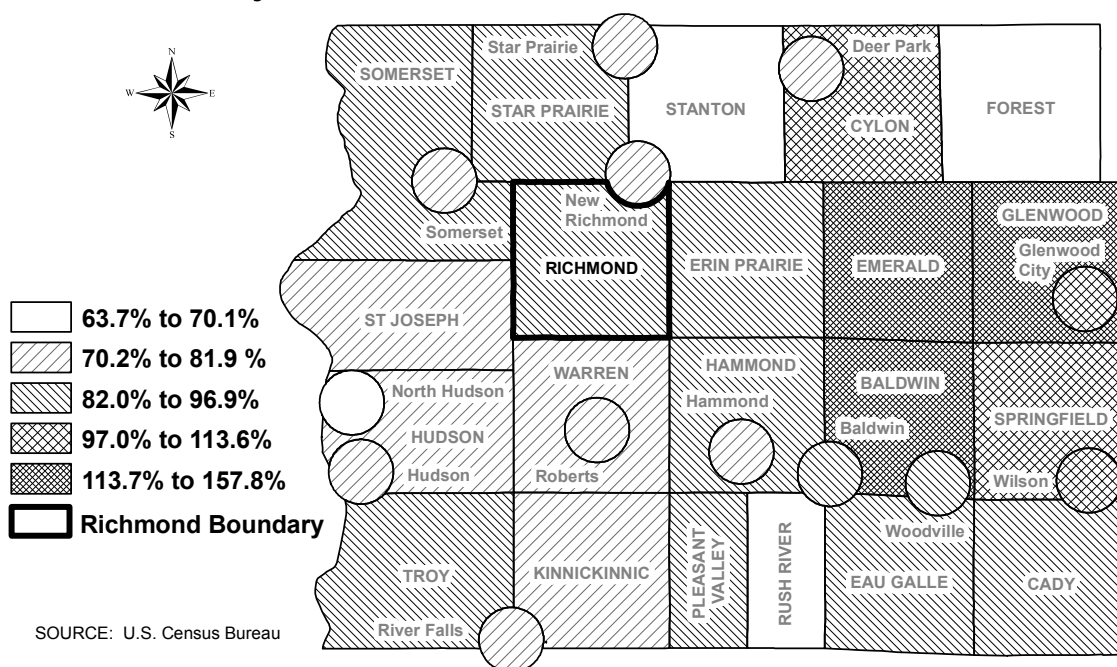
COMMUNITY	PERCENT OF TOTAL UNITS						
	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 TO \$199,999	\$200,000 TO \$299,999	\$300,000 TO \$499,999	\$500,000 OR MORE
Richmond	0.0%	19.7%	38.2%	24.5%	17.6%	0.0%	0.0%
Erin Prairie	0.0%	9.7%	43.0%	34.4%	10.8%	2.2%	0.0%
St. Joseph	0.0%	7.3%	13.3%	35.2%	35.6%	7.7%	0.9%
Star Prairie	2.1%	14.0%	47.0%	20.9%	12.1%	3.9%	0.0%
Somerset	0.0%	9.3%	36.9%	30.4%	17.7%	5.4%	0.4%
Warren	0.0%	5.9%	49.0%	28.9%	16.3%	0.0%	0.0%
C. New Richmond	1.9%	38.1%	43.0%	9.5%	5.2%	2.4%	0.0%
V. Somerset	0.7%	39.6%	51.6%	6.0%	2.1%	0.0%	0.0%
V. Star Prairie	0.0%	40.3%	47.1%	12.6%	0.0%	0.0%	0.0%
St. Croix County	2.0%	19.7%	35.6%	23.8%	14.0%	4.1%	0.7%

Source: U.S. Census Bureau Summary File 3 Specified

Median Housing Unit Value - 2000
St. Croix County - Richmond

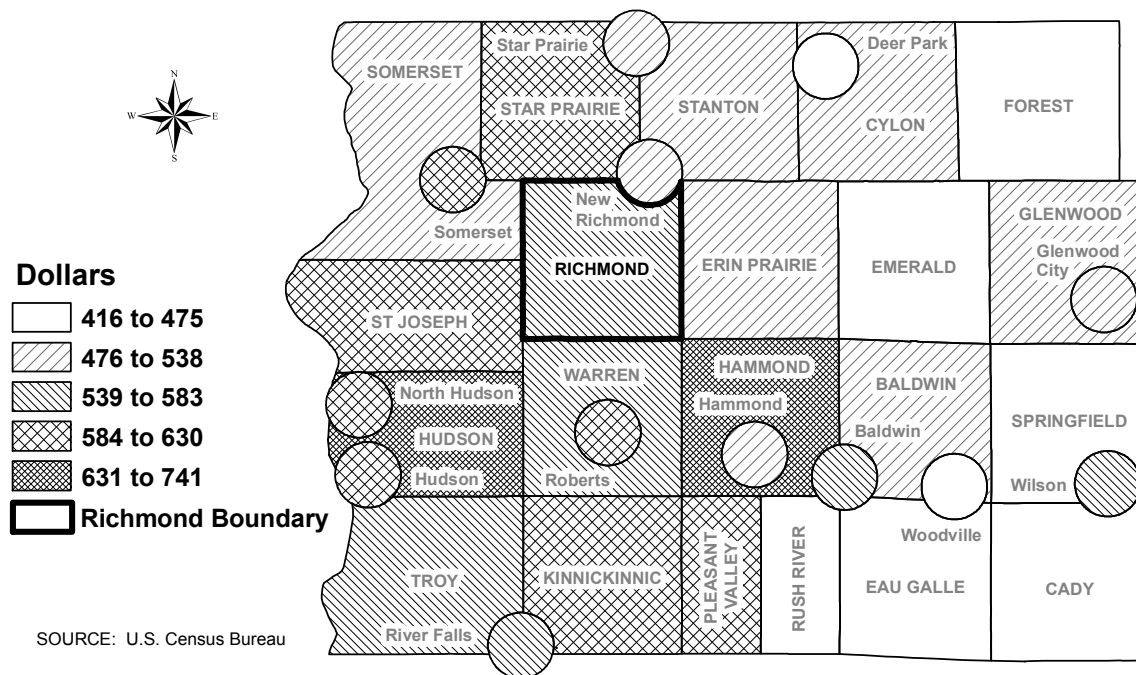


**Percent Change in Median Housing Unit Value - 1990 to 2000
St. Croix County - Richmond**



- The median housing unit value in St. Croix County in 2000 was \$139,500.
- The Town of Richmond's median value for 2000 was \$141,400, very slightly above the county's.
- The majority of the Town of Richmond's housing units, 38.2 percent, ranged in value from \$100,000 to 149,999. An additional 24.5 percent of housing units ranged in value from \$150,000 to \$199,999. Together these two ranges accounted for almost 2/3 of the housing in the town.
- Unlike most of the surrounding communities, the Town of Richmond had zero houses in the \$300,000 or above range.
- Generally, the Town of Richmond had most housing in the median value ranges illustrating the town's generally affordable housing stock.
- From 1990 to 2000, housing unit values changed significantly in the Town of Richmond where the change was over 90 percent.
- Similar value changes were seen in the neighboring towns of Star Prairie, Somerset and Erin Prairie; while lower percentage increases were evident in the towns of St Joseph and Warren, the City of New Richmond and villages of Somerset and Star Prairie.

Median Housing Unit Rent - 2000 St. Croix County - Richmond

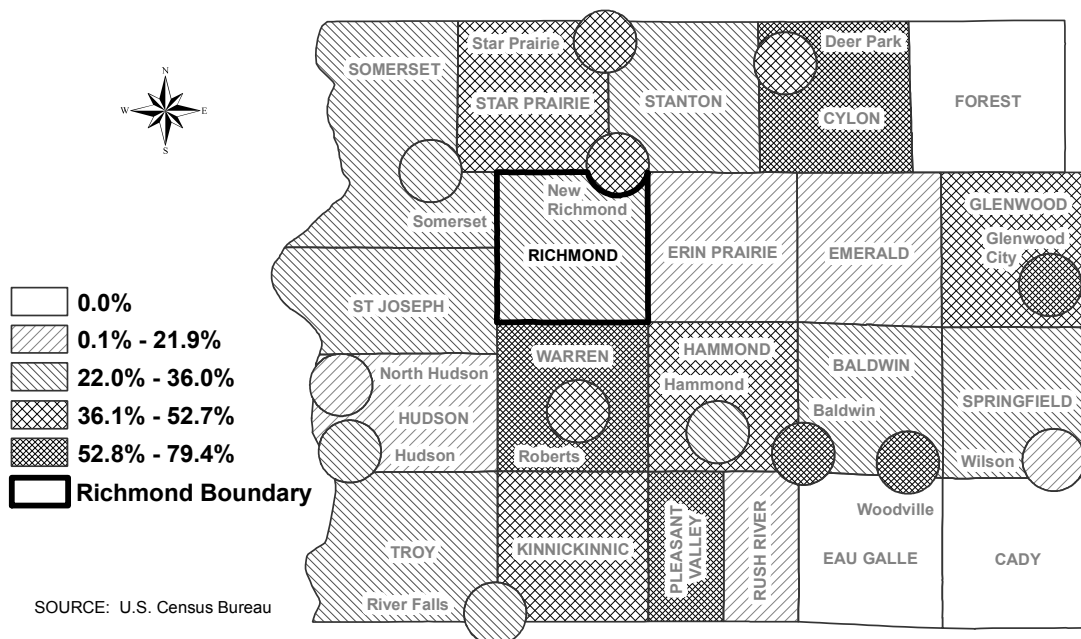


Gross Rent Costs Per Housing Unit -- 2000 Town of Richmond & Neighboring Communities

COMMUNITY	MEDIAN	PERCENT OF TOTAL CASH UNITS					
		<\$200	\$200 TO \$299	\$300 TO \$499	\$500 TO \$749	\$750 TO \$999	\$1,000 OR MORE
Richmond	\$546	10.3%	10.3%	15.4%	48.7%	15.4%	0.0%
Erin Prairie	\$518	0.0%	0.0%	33.3%	66.7%	0.0%	0.0%
Somerset	\$525	0.0%	0.0%	45.2%	31.5%	13.7%	9.6%
St. Joseph	\$614	0.0%	0.0%	41.4%	31.0%	27.6%	0.0%
Star Prairie	\$596	0.0%	3.7%	17.3%	46.9%	22.2%	9.9%
Warren	\$575	0.0%	0.0%	41.7%	41.7%	0.0%	16.7%
C. New Richmond	\$538	7.0%	7.6%	27.0%	36.1%	17.6%	4.7%
V. Somerset	\$612	2.1%	3.8%	15.1%	62.5%	14.8%	1.7%
V. Star Prairie	\$528	7.8%	0.0%	33.3%	52.9%	5.9%	0.0%
St. Croix County	\$587	4.8%	7.4%	19.5%	46.2%	16.6%	5.4%

Source: U.S. Census Bureau Summary File 3

**Percent Change in Median Housing Unit Rent - 1990 to 2000
St. Croix County - Richmond**



- The county median housing unit gross rent is \$587, which is higher than the Town of Richmond's rental rate of \$546, for 2000.
- Generally the rental costs in the municipalities surrounding the Town of Richmond are similar.
- The rental rates may also reflect the large number of units in mobile home parks in Richmond compared to surrounding municipalities.
- These rental costs generally reflect the proximity to the highway system and the job market.
- Rental costs increased substantially in St. Croix County between 1990 and 2000.
- Between 1990 and 2000, the Town of Richmond's rental costs increased by about 30 percent.
- The increasing costs of rentals affected the affordability and availability of housing in all St. Croix County and in the Town of Richmond during the 1990's and helped to increase the housing supply after 2000.

HOUSING AFFORDABILITY

Monthly Ownership Costs as a Percent of Household Income – 1999 Town of Richmond & Neighboring Communities

COMMUNITY	PERCENT OF TOTAL IN EACH PERCENTAGE CATEGORY						
	<15%	15.0%- 19.9%	20.0%- 24.9%	25.0%- 29.9 %	30.0%- 34.9%	35.0% OR >	NOT COMPUTED
Richmond	35.2%	28.5%	19.1%	6.1%	3.9%	7.3%	0.0%
Erin Prairie	37.6%	16.1%	29.0%	4.3%	2.2%	10.8	0.0%
St. Joseph	30.5%	22.8%	17.1%	9.7%	3.1%	16.9%	0.0%
Somerset	29.9%	18.5%	23.9%	6.7%	7.8%	12.9%	0.9%
Star Prairie	27.2%	22.8%	18.1%	12.6%	6.0%	13.3%	0.0%
Warren	37.1%	23.6%	11.8%	5.9%	6.3%	15.2%	0.0%
C. New Richmond	35.5%	18.1%	15.4%	13.0%	7.8%	10.2%	0.0%
V. Somerset	30.7%	22.3%	16.3%	13.1%	5.7%	12.0%	0.0%
V. Star Prairie	33.6%	21.0%	22.7%	9.2%	5.0%	8.4%	0.0%
All County Towns	32.4%	22.1%	18.3%	9.5%	5.3%	12.4%	0.0%
St. Croix County	33.5%	21.2%	17.1%	10.5%	5.6%	11.9%	0.1%
State of Wis.	36.8%	19.7%	15.5%	9.8%	5.8%	12.0%	0.0%

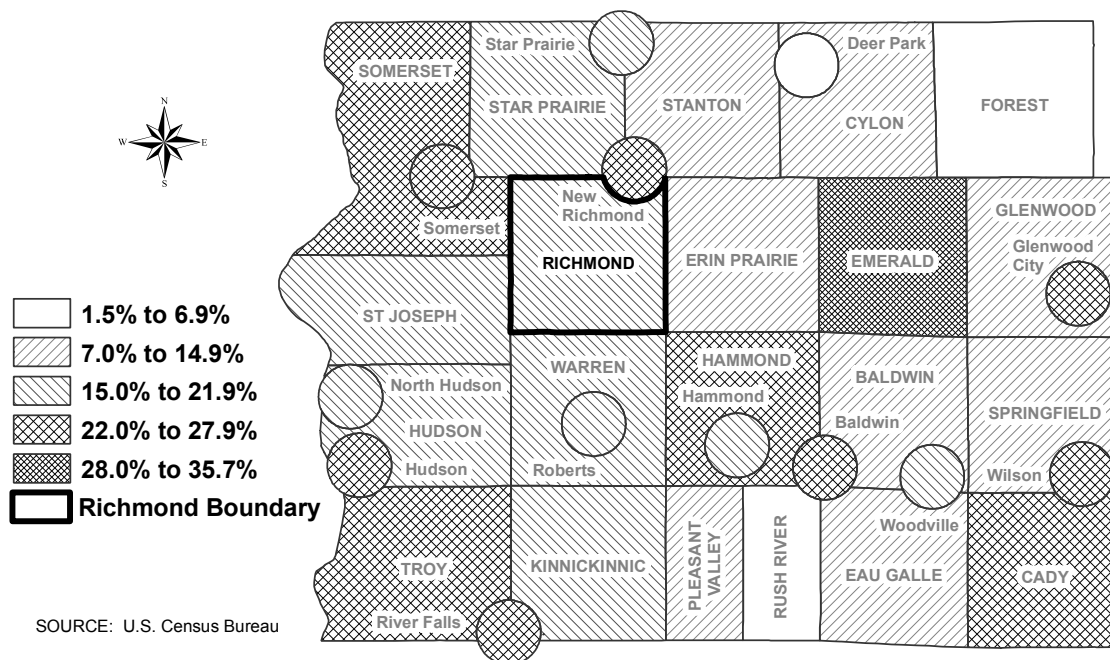
Source: U.S. Census Bureau Summary File 3 Specified

Gross Rent as a Percent of Household Income – 1999 Town of Richmond & Neighboring Communities

COMMUNITY	PERCENT OF TOTAL IN EACH PERCENTAGE CATEGORY							
	<10%	10.0%- 14.9%	15.0%- 19.9%	20.0%- 29.9%	30.0%- 39.9%	40.0%- 49.9%	50%- OR >	NOT COMPUTED
Richmond	0.0%	0.0%	10.3%	30.8%	35.9%	7.7%	15.4%	0.0%
Erin Prairie	0.0%	43.5%	13.0%	8.7%	0.0%	0.0%	0.0%	34.8%
St. Joseph	31.0%	0.0%	0.0%	27.6%	0.0%	41.4%	0.0%	0.0%
Somerset	6.1%	23.2%	29.3%	2.4%	19.5%	0.0%	14.6%	10.9%
Star Prairie	9.5%	25.0%	14.3%	23.8%	3.6%	3.6%	16.7%	3.6%
Warren	0.0%	38.9%	0.0%	0.0%	0.0%	11.1%	16.7%	33.3%
C. New Richmond	3.5%	22.3%	13.0%	25.0%	12.5%	2.1%	19.4%	5.8%
V. Somerset	6.4%	19.9%	21.6%	26.7%	19.2%	2.4%	7.7%	2.4%
V. Star Prairie	5.6%	25.9%	16.7%	9.3%	20.4%	0.0%	16.7%	5.6%
All County Towns	9.5%	16.8%	15.7%	18.3%	10.0%	5.7%	11.3%	12.6%
St. Croix County	5.9%	15.8%	16.9%	26.6%	12.3%	4.4%	14.0%	4.2%
State of Wis.	6.7%	14.4%	16.7%	24.8%	11.7%	6.1%	14.5%	5.2%

Source: U.S. Census Bureau Summary File 3 Specified

**Percent of Total Occupied Households Spending
30 Percent or More Income on Housing Costs - 1999
St. Croix County - Richmond**



- Generally, housing costs in the Town of Richmond are affordable because only 15 to 22 percent of households spend 30 percent or more of their income on a mortgage or rent.
- This is the median rate in the county and indicates a mix of housing types and costs for Richmond residents to choose from.
- The Town of Richmond's housing costs are more affordable than the City of New Richmond and village and town of Somerset. However, they are the same as the Village of Star Prairie and Town of Star Prairie and higher than the Town of Stanton.

HOUSING PROGRAMS

Several regional, state and federal programs and funding sources are available to assist towns and residents in providing housing maintenance and rehabilitation.

The West Central Wisconsin Community Action Agency, Inc., (West CAP) provides assistance with housing issues in Barron, Chippewa, Dunn, Pepin, Pierce, Polk and St. Croix counties. The agency is located in Glenwood City. West CAP works through two main programs, Families In Transition (FIT) and HomeWorks Community Housing Development (CHD). FIT deals with the problems of families in housing crisis and seeks to stabilize housing situations. HomeWorks CHD deals with the development, construction and management of affordable rental housing.

The following list provides a brief description of the WESTCAP and state and federal programs and funding sources that are available:

- ***Families In Transition (FIT):*** The Families in Transition program carries out West CAP's strategies to help the persons-- individuals and families -- who are struggling with the effects of the housing crisis. These are people who are at risk of eviction or foreclosure, families experiencing homelessness and families needing assistance to maintain permanent housing. West CAP's goal is housing stability through:
 - ***One-time Assistance:*** For families and individuals that are faced with eviction or utility shut-off. They may be eligible for a one time assistance grant to help deal with their immediate crisis.
 - ***Supportive Housing Services:*** For families who encounter homelessness, they may receive longer-term assistance through supportive housing services. A Family Services Specialist works closely with them to develop a stabilization plan that may include long-term rent assistance and help with medical and certain work-related expenses. Each family develops a plan for working with West CAP staff and other resources to achieve their long-term goals.
 - ***Housing Choice Vouchers:*** Households that are eligible for the Housing Choice Voucher program in their county receive vouchers to pay rent costs. Households are required to pay 30 percent of their income towards rent, and Housing and Urban Development (HUD) pays the rest. Potential participants apply and are put on a waiting list. Eligible names (from the top of the waiting list) are then invited to attend tenant briefings, which provide detailed information about program opportunities and requirements.
 - ***Homeowner Assistance Programs:*** The Homebuyer Assistance Program helps families and individuals move from renting to homeownership. Program participants receive counseling in budgeting skills, credit repair and restoring credit worthiness, along with information about home financing options and any supportive programs that may be available to them. The program helps participants successfully move through the steps needed to find and purchase their own home.
 - ***Foreclosure Prevention:*** Counseling is available to homeowners facing possible foreclosure or currently in the foreclosure process.

- *HomeWorks Housing Preservation Program:* The Housing Preservation Program originated as the Weatherization Program in 1974 and has evolved over 35 years to become the whole-house energy conservation, repair and lead hazard reduction program now known as Housing Preservation. It is West CAP's strategy to help families reduce housing costs, maintain their assets and, for elderly homeowners, to maintain residency in their homes. Housing Preservation performs all of the following services:
 - *Housing Audits, including depressurization testing, to determine baseline energy performance and identify specific needs;*
 - *Work orders, specifications and material lists;*
 - *Installation of energy conservation materials and equipment, including insulation, caulking, windows, furnaces, refrigerators and lighting;*
 - *Lead-hazard reduction in pre-1978 homes where children are present;*
 - *Housing rehabilitation for health and safety purposes, including accessibility for persons with disabilities; and*
 - *Homeowner education.*
 - *The Housing Preservation program maintains an inventory of frequently used materials. A fleet of trucks is used to transport technicians and materials to work sites.*
- *Community Development Block Grant (CDBG):* The CDBG program provides grants to local governments for housing rehabilitation programs that primarily benefit low and moderate-income households. Using CDBG funds, communities may establish rehabilitation loans or grants to assist owner occupants with repairs. In Wisconsin, the Department of Administration's Bureau of Housing administers the CDBG program. Any Wisconsin rural county, city, village or town with a population of less than 50,000 residents is eligible to apply for grant funding. In 2000, the estimated funding amount for the CDBG program was approximately \$7.5 million. The application deadline is typically in September.
- *Home Investment Partnership Program (HOME):* The HOME program tries to expand the supply of affordable housing, especially rental housing, to very-low income and low-income families. In Wisconsin, the Department of Administration's Bureau of Housing administers the HOME program. Grant awards typically find down payment assistance for home buyers, weatherization related repairs, rental rehabilitation, accessibility improvements and rental housing development. In 2000, the estimated funding amount for the HOME program was approximately \$12.5 million. The application deadline is typically in May.
- *Low Income Home Energy Assistance Program (LIHEAP):* This state-administered program provides payments to utility companies or individuals upon billing to help pay for home heating costs in winter. This program is funded by both the state and federal governments, and is only available to individuals below 150 percent of the federal poverty level. Funds are administered through an application process.
- *Property Tax Deferral Loan Program (PTDL):* This State-administered program provides loans to low-and moderate-income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

- *Low Income Housing Tax Credit Program:* This program is administered by the Wisconsin Housing and Economic Development Authority (WHEDA). The program encourages affordable housing development by providing private investors with income tax credits when they invest in low-income housing development. Tax credits are allocated to housing projects on a competitive basis. Local government support is an important factor in the award of tax credits.
- *Neighborhood Stabilization Program (NSP):* A type of housing assistance that can be used by homeowners to help with down payments, closing costs, property rehabilitation, home buyer education and post-purchase education expenses. In 2009, NSP funds were awarded to West CAP in the amount of \$2,512,599 to acquire and rehabilitate single family homes and rental units in both Dunn and St. Croix County.
- *Housing Cost Reduction Initiative (HCRI):* This state-administered program provides funding to local public and non-profit agencies throughout Wisconsin to reduce housing costs for low- and moderate-income households. Funds are administered through an application process which is competitive. Eligible activities can include emergency rental aid, down payment assistance, homeless prevention efforts and related housing initiatives. In 2000, the estimated funding amount was approximately \$2.8 million. Applications are typically due in February.
- *Local Housing Organization Grants (LoHOG):* This state-funded and administered program provides grants to local housing organizations to help support staff salaries, administrative costs and operating expenses associated with the provision of affordable housing and housing counseling for low-income households. Funds are administered through an application process. In 2000, the estimated funding amount was approximately \$500,000. Applications are typically due in November.
- *Easy-Close Option Loan Program:* This state-administered program assists low-income households in payment of closing costs to purchase a home. Qualifying households must have a total income of less than \$35,000. A non-competitive application is required for this program.
- *Lease-Purchase Assistance Program:* This state-administered program provides financial assistance to governmental or non-profit agencies to acquire, rehabilitate or construct affordable housing to be initially leased to a low-income family. The ultimate intent of the program is to sell the property to the family within three years. A non-competitive application process is required for this program.
- *Multi-family Mortgage Program:* This state-administered program provides construction and/or permanent financing in the form of below-market interest loans to private nonprofit groups and for-profit entities for the development of multi-family rental units.
- *Section 8 Program:* This federal program provides rent assistance to eligible low-income families based on family size, income and fair market rents. Typically, the tenants' share of the total rent payment does not exceed 30 percent of annual income under this program.

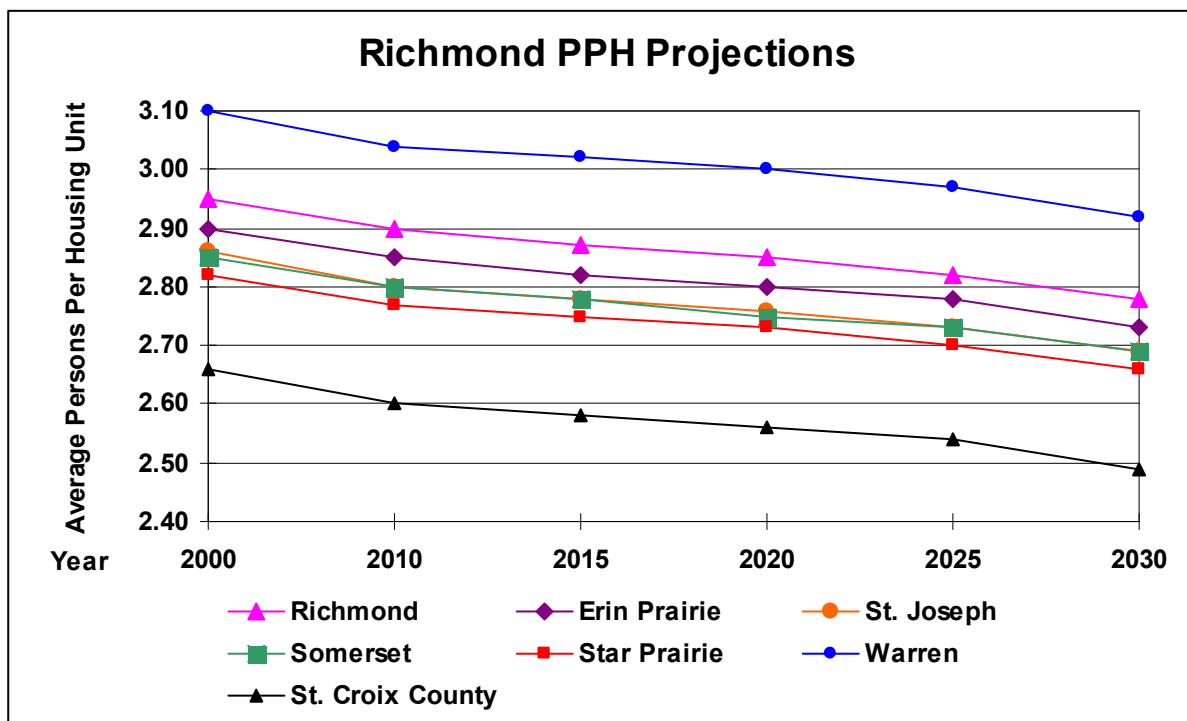
- ***Rural Development Loan Programs:*** This federal program, administered by the USDA, provides a variety of assistance to support the housing needs of rural people. Most involve direct assistance by the USDA, while others work through local partnerships. In order to be eligible for many of these loans, household income must meet certain guidelines and homes must be located in eligible rural areas. Programs include:
 - *Farm Labor Housing Loans and Grants*
 - *Housing Preservation Grants*
 - *Multi-family Housing Direct Loans*
 - *Multi-family Housing Guaranteed Loans*
 - *Repair Loans and Grants*
 - *Rural Housing Site Loans*
 - *Self-Help Technical Assistance Grants*
 - *Single Family Housing Direct Loans*
 - *Single Family Housing Guaranteed Loans*
- ***WDVA Home Loan Program.*** Wisconsin offers veterans a Primary Mortgage Loan (PML) that is different from the USDVA Home Loan Guaranty Program. It may be used for:
 - *Purchase or purchase and improvement of a single family home or condominium.*
 - *Construction of a new single family home.*
 - *Purchase of certain existing 2 to 4-unit owner occupied residence. (Must be occupied as borrower's principal residence.)*
- ***WDVA Home Improvement Loan.*** Another state program allows veterans to borrow up to 90 percent of their home equity for home improvements. The \$25,000 cap has been removed from the program which may be used for additions, garage construction, repairs, and remodeling (i.e., replace a roof, install new windows, a new furnace, or a central air conditioning system) of a veteran's residence.

HOUSING GROWTH PROJECTIONS

Persons Per Housing Unit – 2000 to 2030 St. Croix County

MUNICIPALITY	CENSUS	ESTIMATE	PROJECTIONS				
TOWNS	2000	2005	2010	2015	2020	2025	2030
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
T Emerald	2.93	2.93	2.87	2.85	2.83	2.80	2.76
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
V Deer Park	2.49	2.49	2.43	2.43	2.41	2.38	2.35
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
St. Croix County	2.66	2.64	2.60	2.58	2.56	2.54	2.49

Source: Wisconsin Department of Administration - 2008
 Project community designated in bold type.



- The number of persons per housing unit has been declining for since the 1980s. That trend is expected to continue and is reflected in the declining rates for Richmond and all St. Croix County municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Richmond's persons per housing unit rate is higher than the surrounding towns, except Warren. It is significantly higher than the county's which includes a greater number of multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.
- As population per housing unit continues to decline the town should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

Housing Growth Estimates – 2000 to 2009
St. Croix County Towns

MUNICIPALITY	CENSUS	WDOA EST.	ST. CROIX COUNTY ESTIMATED ADDITIONAL UNITS				
	2000	2005	01-04	05-09	01-09	TOTAL 00-09	15-YR AVG
Baldwin	307	327	37	27	64	371	6
Cady	255	283	41	28	69	324	7
Cylon	227	243	19	12	31	258	4
Eau Galle	307	347	66	47	113	420	11
Emerald	236	267	36	15	51	287	7
Erin Prairie	227	233	9	9	18	245	3
Forest	203	217	25	15	40	243	3
Glenwood	254	289	32	12	44	298	5
Hammond	314	507	287	110	397	711	29
Hudson	1,925	2,349	519	211	730	2655	88
Kinnickinnic	483	564	91	41	132	615	15
Pleasant Valley	145	163	16	17	33	178	4
Richmond	524	827	400	220	620	1144	45
Rush River	171	182	19	9	28	199	4
St. Joseph	1,193	1,295	131	90	221	1414	28
Somerset	927	1,145	335	119	454	1381	46
Springfield	285	324	40	22	62	347	8
Stanton	352	357	10	8	18	370	3
Star Prairie	1,006	1,205	225	75	300	1306	37
Troy	1,250	1,503	277	159	436	1686	47
Warren	426	499	75	41	116	542	14
St. Croix County Towns	11,017	13,126	2690	1287	3977	14,994	413

Source: U.S. Census Bureau 2000, WDOA 2008 and St. Croix County Planning & Zoning Department

- Additional information and indications of the rural housing growth since 2000 is available by looking at address numbers issued by the Planning and Zoning Department between 2000 and 2009. Data has been tracked since 1994, with the Town of Richmond averaging 45 addresses issued each year. The vast majority of these addresses were for residential dwelling units but some were for agricultural, commercial, institutional or related uses.
- Development in Richmond increased dramatically the first half of the 2000 decade with over 60 new units in 2001, and then over 100 per year until 2005.
- The second half of the decade was much slower as the economy spiraled downward and the new development activity decreased dramatically. The number of units dropped back to about 60 in 2006, and then decreased to about a dozen in 2008 and 2009.
- The recent downward trend throughout the county reflects the slowing of the housing and development markets and the nationwide economic recession.

Household Projections Numeric Growth -- 2000 to 2030
Town of Richmond & Neighboring Communities

MUNICIPALITY	CENSUS	EST.	PROJECTIONS					# CHG
	2000	2005	2010	2015	2020	2025	2030	00-30
Richmond	524	827	1,019	1,236	1,466	1,691	1,920	1,396
Erin Prairie	227	233	242	255	268	278	288	61
St. Joseph	1,193	1,295	1,445	1,621	1,804	1,977	2,149	956
Somerset	927	1,145	1,336	1,554	1,785	2,007	2,233	1,306
Star Prairie	1,006	1,205	1,387	1,596	1,815	2,025	2,239	1,233
Warren	426	499	573	657	744	829	914	488
V. Roberts	392	553	651	766	886	1,002	1,120	728
V. Somerset	635	903	1,111	1,347	1,596	1,839	2,089	1,454
C. New Richmond	2,561	3,105	3,588	4,151	4,737	5,303	5,876	3,315
St. Croix County	23,410	28,506	32,970	38,126	43,517	48,709	53,975	30,565

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

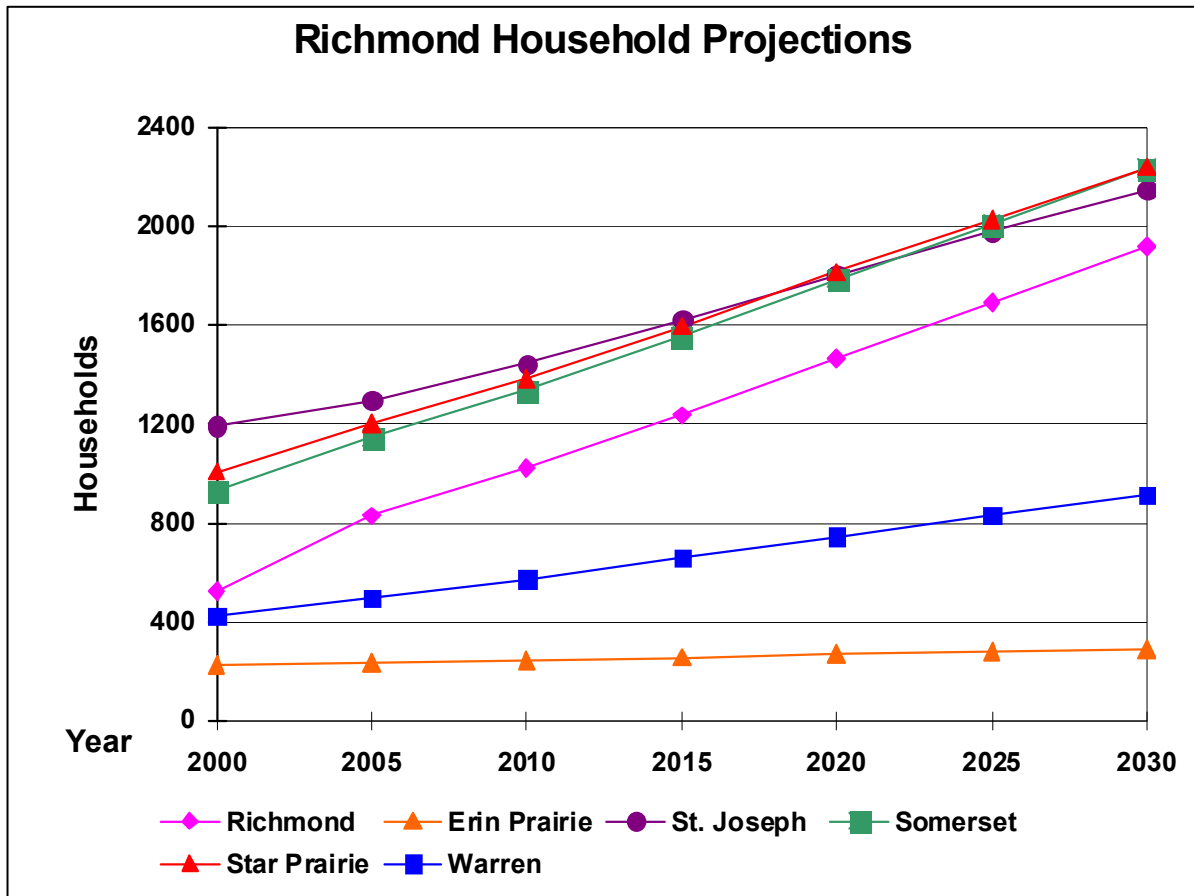
Household Projections Percentage Growth -- 2000 to 2030
Town of Richmond & Neighboring Communities

MUNICIPALITY	CENSUS	PERCENT CHANGE						
	2000	00-05	05-10	10-15	15-20	20-25	25-30	00-30
Richmond	524	57.8	23.2	21.3	18.6	15.3	13.5	266.4
Erin Prairie	227	2.6	3.9	5.4	5.1	3.7	3.6	26.9
St. Joseph	1,193	8.5	11.6	12.2	11.3	9.6	8.7	80.1
Somerset	927	23.5	16.7	16.3	14.9	12.4	11.3	140.9
Star Prairie	1,006	19.8	15.1	15.1	13.7	11.6	10.6	122.6
Warren	426	17.1	14.8	14.7	13.2	11.4	10.3	114.6
V. Roberts	392	41.1	17.7	17.7	15.7	13.1	11.8	185.7
V. Somerset	635	42.2	23.0	21.2	18.5	15.2	13.6	229.0
C. New Richmond	2,561	21.2	15.6	15.7	14.1	11.9	10.8	129.4
St. Croix County	23,410	21.8	15.7	15.6	14.1	11.9	10.8	130.6

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

- In 2008, the Wisconsin Department of Administration revised the housing projections to reflect the historic growth pattern and to also include changes in growth rates through 2005.
- The revised projections more accurately reflect the residential growth patterns throughout St. Croix County from 2000 through 2005 and are fairly aggressive.
- The recent slump in the economy and housing market may affect future projections but the exact impact will not be known until data from the 2010 census becomes available.
- Richmond's new housing growth from 2000 to 2005 is estimated at almost 60 percent. This sharp increase in households heavily impacts the household projections for the next 25 years.
- The Town's 2030 household projections are almost three times the number of homes in 2000. If this growth occurs there will be tremendous pressure on community services, schools, and town facilities. The Town should identify how and what will be needed to meet these expanded needs of residents.

- The towns of Richmond, Star Prairie, Somerset and St. Joseph will likely experience similar amounts of growth regardless of the rate of growth.



HOUSING GOALS, OBJECTIVES & POLICIES

Goal: Safe, quality housing for all Town of Richmond residents while maintaining a predominantly rural residential character.

Objectives:

1. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
2. All new housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage housing sites in the town that meet the needs of persons within a variety of income levels, age groups and special needs.
5. Support new developments that are primarily single-family homes or two-family homes.
6. Support a limited number of dwelling units with three or four units in a structure in conjunction with conservation design development.
7. Multi-family or multi-unit dwelling housing and additional mobile home parks are not compatible with the rural character of the town.
8. Encourage home sites that are safe from seasonal flooding or ponding.

Policies:

1. Plan for a sufficient supply of developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.



One of the many subdivisions in the Town of Richmond, Cherry Knolls offers attractive homes and home sites for residents. Photo by Shawn Demulling.

2. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.
3. The town may participate in and support programs and funding sources such as the Community Development Block Grant (CDBG), that provide assistance to residents in maintaining and rehabilitating the housing stock.
4. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.



Lundy's Preserve is an example of residential development that borders open space land, the Lundy Pond Waterfowl Production Area. Photo by Shane Demulling.

5. Conservation design development is an option to preserve the rural character of the community to enable rural residential development and provide services in a cost-effective manner.

6. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.

7. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.

8. The maximum gross density for development shall depend on the location of the development. The gross density may not be the minimum lot size in all cases.



Multiple homes and larger farmsteads represent multi-generations and larger farm operations. Photo by Shawn Demulling.

9. Consider updating county and/or town land use ordinances to require standards for manufactured or mobile homes such as: a minimum width and living space area for each unit and/or a roof on each unit with at least a 3:12 pitch.
10. Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.
11. Coordinate with St. Croix County to pursue grant funding for anchoring older mobile or manufactured homes.
12. Additional mobile home parks or multi-family or multi-unit dwellings do not fit the rural character of the Town of Richmond and should not be developed. Multi-family, multi-unit dwelling housing or a mobile home park is defined as five or more units in a structure or on a lot.

13. Inform property owners and developers that development located within three nautical miles of the airport will need to meet height limitations and building construction standards for insulation and sound reduction. These sites may be required to have deed restrictions acknowledging the airport and its related noise impacts.
14. Work with St. Croix County to update the county's and the town's land use regulations to require that relocated houses and new manufactured houses are sited on freestanding, separate parcels; are placed on permanent foundations; and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
15. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.
16. Work with St. Croix County to improve or expand St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and dilapidated buildings.
17. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.



Richmond has many conventional residential subdivisions throughout the town, these are off CTH A adjacent to the golf course. Photo by Shawn Demulling.

ECONOMIC DEVELOPMENT

The economy of a community can be an important determining factor driving land use and development. The incomes of Town of Richmond residents are directly related to employment and other economic opportunities, and employment is dependent on the local, county and regional economies. Property values and taxation rates can reveal economic trends and relative differences between communities.

LABOR FORCE

Employment of Residents -- 1980 to 2000 *Town of Richmond*

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	59	95	69	10.1%	12.1%	7.7%	61.0%	-27.4%
Construction	42	49	46	7.2%	6.2%	5.1%	16.7%	-6.1%
Manufacturing	194	247	231	33.2%	31.5%	25.8%	27.3%	-6.5%
Trans., Utils. & Comm.	19	35	55	3.3%	4.5%	6.1%	84.2%	57.1%
Wholesale/Retail	120	111	94	20.5%	14.1%	10.5%	-7.5%	-15.3%
Finance, Ins. & Real E.	21	35	54	3.6%	4.5%	6.0%	66.7%	54.3%
Services	123	199	308	21.1%	25.4%	34.4%	61.8%	54.8%
Government	6	14	33	1.0%	1.8%	3.7%	133.3%	135.7%
Information	*	*	5	*	*	0.60%	*	*
Total	584	785	895	100%	100%	100%	34.4%	14.0%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

Employment of Residents -- 1980 to 2000 *St. Croix County*

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	2077	1870	1093	10.6%	7.3%	3.1%	-10.0%	-41.6%
Construction	1029	1352	2581	5.3%	5.3%	7.4%	31.4%	90.9%
Manufacturing	5689	6812	8268	29.1%	26.5%	23.7%	19.7%	21.4%
Trans., Utils. & Comm.	1146	1647	2131	5.9%	6.4%	6.1%	43.7%	29.4%
Wholesale/Retail	3676	4703	4598	18.8%	18.3%	13.2%	27.9%	-2.2%
Finance, Ins. & Real E.	820	1667	2471	4.2%	6.5%	7.1%	103.3%	48.2%
Services	4589	6878	12036	23.5%	26.8%	34.5%	49.9%	75.0%
Government	529	776	1117	2.7%	3.0%	3.2%	46.7%	43.9%
Information	*	*	610	*	*	1.7%	*	*
Total	19,555	25,705	34,905	100%	100%	100%	31.4%	35.8%

Source: U.S. Census Bureau *New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction and services industries.
- Decreases in employment were seen in the agriculture, forestry and mining industry and the wholesale/retail trade.

- The Town of Richmond experienced some significant changes in employment. From 1990 to 2000 there were increases of employment in the categories of transportation and utilities, finance and real estate, services, and government. Decreases were experienced in the categories of agriculture, construction, manufacturing, and wholesale/retail trade.
- The Town experienced the greatest increases in Government, 135.7 percent and transportation and utilities, 57.1 percent.
- The Town's greatest decreases were in agriculture, forestry, and mining, -27.4 percent and wholesale/retail trade -15.3 percent.
- More than half of town residents are employed in manufacturing and services, 23.7 percent and 34.5 percent respectively.
- Agricultural employment had a slight increase from 1980 to 1990 but has been on a decline in the Town since 1990, a common trend throughout the county.
- The two largest employment areas, manufacturing and services, are generally not located within the town.

Education Level by Minor Civil Division -- 2000
Town of Richmond & Neighboring Communities

TOWN/COMMUNITY	NO DEGREE	HIGH SCHOOL DEGREE	SOME COLLEGE, NO DEGREE	ASSOCIATES OR BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
Richmond	9.9%	37.7%	25.4%	21.1%	5.9%
Erin Prairie	9.9%	37.3%	22.6%	26.5%	3.6%
St. Joseph	3.6%	29.5%	25.3%	29.8%	11.7%
Somerset	8.0%	32.7%	25.2%	27.5%	6.7%
Star Prairie	12.2%	40.8%	23.0%	19.0%	5.0%
Warren	7.0%	41.2%	18.3%	28.5	5.0%
City of New Richmond	12.0%	39.4%	20.7%	23.2%	4.5%
V. of Somerset	14.4%	44.2%	20.9%	18.9%	1.5%
V. of Star Prairie	14.1%	32.1%	34.3%	14.5%	5.0%
St. Croix County	8.4%	33.3%	23.1%	28.2%	7.0%

Source: U.S. Census Bureau 2000

- Education levels in the Town of Richmond are somewhat mixed.
- The town has a higher rate, 37.7 percent, for high school degrees than St. Croix County as a whole.
- However, the number of post-secondary degrees 27 percent is lower than St. Croix County as a whole.
- The town has a moderate rate of residents with no degree, about 10 percent, when compared to the neighboring municipalities.

TYPES OF LOCAL EMPLOYMENT

Commercial/Industrial Operations & Employment -- 2009 Town of Richmond

OPERATION/EMPLOYER	ESTIMATED EMPLOYMENT	PRODUCT
All Breeds Dog Grooming	3 Full-Time (FT)	Dog grooming & kenneling
American Heating/AC	3 FT, 2 Part-Time (PT)	Heating & air conditioning
Associate Hair Design	3 FT	Hair styling
B. Dalton Liquor	1 4 PT	Liquor store
Boardman Bypass	2 FT, 1 PT	Tavern
Bob & Steve's Amoco	1 FT 4 PT	Convenience & gas store
Cemstone, Mathy Construction, Monarch Paving (Tammec Corporation)	30 FT In-season	Nonmetallic mining
Church of Christ		Religious services
Derrick Construction	65 FT	Residential & commercial construction & land development
GTK Towing	1 FT, 3 PT	Impound & repair services
Hopkins Electric	3 FT	Electrical services
LaVenture Crane and Rigging	5 FT	Crane and tractor/trailer moving services
Mally's Sunshine Kennels & Gregory Gift of Hope	4 PT & volunteers	Dog boarding & animal rescue
Meisters Bar	3 FT	Tavern & grill
Kopp Commercial Properties Of WI LLC & New Horizon Homes Inc	2 FT	General contractor
Krolls Excavating		Excavating & grading services
Michaelson's Gravel Pit		Nonmetallic mining
New Richmond Salvage	4 FT	Salvage operation
New Richmond Tree Service		Tree trimming & removal
Pine Meadows Golf Course (G & J Midwest Ag Inc)	5 FT	Golf course
Powers Excavating		Excavation & grading services
Prism Plastics Inc	22 FT	Plastic injection molding
Ready Randy's -- RJ Of Wisconsin LLC	4 FT, 41 PT	Sports bar & grill & banquet facilities
Richmond Plumbing & Heating	6 FT	Plumbing & heating repair & installation
Richmond Recycling Center	3-5 PT	Recycling collection services
Richmond Town	7 PT	Clerk, Treasurer & Supervisors
Rod & Gun Inc Willow River	0	Gun club & shooting range
Sharp-Shooters Kennel	2 PT	Gun/Dog training
Stephens Sanitation	4 FT, 2 PT	Waste & recycling collection services
The Turkey Store (Jerome Faribault Farms Inc.)		Poultry production & food product sales
Sunnyside Super Storage	1 PT	Storage rental
US-Fish & Wildlife Headquarters	1 FT	Government office
Utecht Commercial Holdings LLC	3 FT In-season	Nonmetallic mining
Total 33	63 FT 74 PT	

Source: Richmond Plan Commission Members

- Employment in the Town of Richmond consists of 21 private businesses, seven contractor storage yards, three government facilities, one agricultural operation, one church and some home occupations.

***Commuters from Town of Richmond
By Place of Work - 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
T. Richmond	80	9.1%
C. New Richmond	261	29.6%
C. Hudson	61	6.9%
Bayport, MN	61	6.9%
Stillwater, MN	41	4.7%
St. Paul, MN	33	3.7%
Minneapolis, MN	30	3.4%
Dakota Co. MN	26	3.0%
Hennepin Co. MN	32	3.6%
Ramsey Co. MN	57	6.5%
Washington Co. MN	41	4.7%
Harris Co. TX	4	0.5%
Pierce Co. WI	25	2.8%
Polk Co. WI	32	3.6%
St. Croix Co. WI	72	8.2%
Other WI Counties	25	2.8%
Total	881	100.0%

Source: U.S. Census Bureau

***Commuters to Town of Richmond
By Place of Residence - 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
T. Richmond	80	32.8%
C. New Richmond	64	26.2%
T. Star Prairie	26	10.7%
T. Troy	12	4.9%
T. Erin Prairie	8	3.3%
T. Stanton	7	2.9%
Stearns Co. MN	2	0.8%
Barron Co. WI	4	1.6%
Dunn Co. WI	5	2.0%
Pierce Co. WI	8	3.3%
Polk Co. WI	13	5.3%
St. Croix Co. WI	15	6.1%
Total	244	100.0%

Source: U.S. Census Bureau

- The majority of Richmond's residents, 53.8 percent, work in St. Croix County as of 2000.
- About 37 percent of Richmond's workforce commutes to Minnesota for employment.
- Approximately 30 percent of the Town's residents travel to the City of New Richmond for employment, which indicates a strong economic link between the Town and City.
- The second largest employment location in St. Croix County is the City of Hudson, with about seven percent of the total workforce.
- The City of Bayport was the most popular work destination in Minnesota and accounted for about seven percent of Richmond's commuters.
- Other Minnesota destinations include Stillwater, St. Paul and Minneapolis.
- There were about 244 employment opportunities in the Town of Richmond, according to the 2000 census.
- Approximately 1/3 of the people employed within the Town of Richmond also live there.
- An additional 26.2 percent live in the City of New Richmond.
- About 28 percent of the workers in the town arrive from other towns, cities or villages in St. Croix County.
- The remaining employment travels from neighboring counties in Wisconsin, including Barron, Dunn, Pierce and Polk.
- Economic opportunities in the neighboring City of New Richmond and across the border in Minnesota are important employment centers for the Town of Richmond's residents.

ECONOMIC BASE

Economics and Labor Impact of Agriculture St. Croix County

ITEM	1987	1992	1997	2002	2007
Total Sales	\$87,214,000	\$91,849,00	\$89,852,000	\$97,863,000	\$142,521,000
Total Sales Average per Farm	\$85,840	\$105,816	\$119,009	\$52,502	\$78,828
Total Farm Production Expenses	\$69,510,00	\$78,990,000	\$74,569,000	\$85,449,000	\$125,694,000
Total Farm Production Expenses Average per Farm	\$44,105	\$56,786	\$49,059	\$45,695	\$69,521
Hired Farm Labor (farms)	NA	607	468	297	355
Hired Farm Labor (workers)	NA	1,817	1,591	1,210	1310
Hired Farm Labor (wages)	NA	\$6,164,000	\$6,122,000	\$9,805,000	\$14,123,000
Total Government Payments	\$6,678,000	\$4,457,000	\$5,240,556	\$5,677,000	\$4,957,000
Government Payments Average per Farm	\$8,305	\$6,794	\$3,146	\$5,632	\$4,111

Source: US Census of Agriculture, Farms with sales Greater than \$10,000

Top 100 Counties in Nation St. Croix County

YEAR	1997		2002		2007	
CATEGORY	VALUE/ NUMBER	NATIONAL RANK	VALUE/ NUMBER	NATIONAL RANK	VALUE/ NUMBER	NATIONAL RANK
Value of Dairy Products Sold	\$49,650,000	80	\$51,181,000	73	\$80,409,000	82
Inventory of Dairy Cows	22,372	80	23,800	NA	NA	NA
Corn for Silage	NA	NA	NA	NA	16,097(Ac)	64
Oats for Grain	NA	NA	NA	NA	4,369(Ac)	62

Source: US Census of Agriculture

Economic Impacts of Farm Operations by Minor Civil Division - 1997 Town of Richmond & Neighboring Towns

TOWN	1997 ESTIMATED NUMBER OF FARMS	PERCENTAGE OF TOTAL		
		EMPLOYED ADULTS WORKING ON FARMS	HOUSEHOLDS W/ ANY FARM INCOME	INCOME IN TOWNS FROM FARMING
Richmond	73	10.4%	13.7%	4.1%
Erin Prairie	73	14.6%	23.0%	5.5%
St. Joseph	51	4.2%	5.1%	1.1%
Somerset	52	2.6%	9.2%	0.9%
Star Prairie	67	5.1%	8.3%	2.1%
Warren	54	12.6%	19.5%	3.7%
St. Croix County	1,630	18.2%	15.6% (All Towns)	4.0%

Source: Census of Agriculture 1997

- Agriculture is an important part of the economic base of St. Croix County.

- The dairy industry continues to be one of the main sources of farm income in the county.
- The Town of Richmond's agriculture has decreased in both number of farms and income from ag-related activities.

***Land and Improvement Equalized Valuations
Town of Richmond – 1994 to 2008***

REAL ESTATE CLASS	EQUALIZED VALUATION					
	1994	1997	2000	2003	2006	2008
Residential	\$29,843,500	\$44,094,400	\$65,937,900	\$128,411,000	\$243,366,500	\$271,826,200
Commercial	\$1,887,400	\$2,289,700	\$3,621,100	\$4,856,500	\$6,614,800	\$11,570,100
Manufacturing	\$362,500	\$362,500	\$647,100	\$1,431,000	\$1,480,000	\$1,880,300
Agricultural	\$16,499,000	\$12,237,500	\$6,293,200	\$2,065,200	\$1,983,600	\$2,156,200
Swamp/Waste	\$45,000	\$79,200	\$1,331,900	\$3,141,800	\$2,704,600	\$3,911,000
Ag. Forest	NA	NA	NA	NA	\$1,904,500	\$1,820,000
Forest	\$949,500	\$1,721,200	\$2,711,100	\$4,455,500	\$2,905,500	\$2,860,000
Ag Bldgs/Sites	NA	\$5,981,200	\$6,199,800	\$6,743,800	\$8,179,800	\$8,191,700
Total	\$49,586,900	\$66,765,700	\$86,742,100	\$151,104,800	\$269,139,300	\$304,215,500

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006 & 2008
Wisconsin Department of Revenue

***Land and Improvement Equalized Valuation Percent Change
Town of Richmond – 1994 to 2008***

REAL ESTATE CLASS	% CHANGE				
	94-97	97-00	00-03	03-06	06-08
Residential	47.8%	49.5%	94.7%	89.5%	11.7%
Commercial	21.3%	58.1%	34.1%	36.2%	74.9%
Manufacturing	0.0%	78.5%	121.1%	3.4%	27.0%
Agricultural	-25.8%	-48.6%	-67.2%	-4.0%	8.7%
Swamp/Waste	76.0%	1581.7%	135.9%	-7.5%	44.6%
Ag. Forest	NA	NA	NA	NA	-4.4%
Forest	81.3%	57.5%	64.3%	-34.8%	-1.6%
Ag Bldgs/Sites	NA	3.7%	8.8%	21.3%	0.1%
Total	34.6%	29.9%	74.2%	78.1%	13.0%

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006 & 2008
Wisconsin Department of Revenue

- One way to evaluate the economic base in the Town of Richmond is to look at property taxation and the distribution of land and improvements in the economic categories of agriculture, commercial and manufacturing.
- The effect of use-value assessment can be seen beginning in 1998 when agricultural land value went down and the agricultural buildings and sites category was added.
- Use-value assessment separates the value of agricultural land from residential, commercial and manufacturing.
- Agricultural land values are based on a formula that includes the price of corn.
- Beginning in 2000, the swamp and waste category included road right-of-ways.

- Use-value was to be implemented at 10 percent per year for 10 years. However, in 2002 use-value was accelerated to full implementation.
- In 2003, the use-value formula, which is tied to the price of corn, accelerated a dramatic drop in agriculture land values due to decreased corn prices.
- The Swamp/Waste category was changed to Undeveloped in 2003.
- Agricultural forest was re-defined through a statutory change for 2005. This resulted in a significant increase in agricultural forest acres and consequently a large increase in equalized value for that class of property.
- Undeveloped and Agricultural Forest classes are valued at 50 percent of market value.
- Use-value has shifted the tax burden from agricultural land to the other assessment categories.

BROWNFIELDS IN THE TOWN OF RICHMOND

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

At the national, state and local levels, the interest in cleaning up and returning brownfields to productive use has transformed this environmental issue into a major public policy initiative. In Wisconsin, there are an estimated 10,000 brownfields, of which 1,500 are believed to be tax delinquent.

These properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located. In the Town of Richmond brownfields include underground storage tank, spill or excavation sites. The list below identifies the potential brownfields in Richmond.

- Cemstone Ready Mix, Intersection of CTH G and 120th St., Section 16. (Closed site, cleanup completed)
- Richmond Town Hall, Intersection of CTH A and 100th St., Section 19. (Closed site, cleanup completed)

The Wisconsin Brownfields Redevelopment And Reuse Initiative

There have been two major legislative initiatives in Wisconsin to deal with brownfields properties. The first set of brownfields initiatives were contained in the 1994 Land Recycling Law. This law took the initial steps to clarify the liability of lenders, municipalities and purchasers of property, so long as they meet certain statutory requirements for investigation and cleanup of contaminated properties.

The next set of brownfields initiatives were passed as part of the state's 1997-99 biennial budget. These incentives greatly expanded the brownfields initiatives in the Land Recycling Law, including the creation of the Wisconsin Brownfields Grant Program that is administered by the Department of Commerce.

As part of the 1997-99 budget, the Legislature created the Brownfields Study Group to help provide direction for the future of brownfields cleanup and redevelopment in Wisconsin. The Study Group, which has been meeting since 1998, consists of state and local officials, private parties, consultants, environmental attorneys and academicians.

In the past five years, Study Group members have made more than 150 recommendations to the Legislature -- including the Brownfields Site Assessment Grant Program -- to enhance and expand the state's financial and liability initiatives for brownfields. Based on these recommendations, the Wisconsin Brownfields Initiative was expanded further in the 1999-2001 budget and the 2001-2003 budget.

- Wisconsin's Brownfields Initiative: 2006 Report to the Wisconsin State Legislature [PDF, 1,729KB] - A joint publication from the DNR, Department of Commerce and Department of Administration (DOA), the report provides a summary of the legislative, financial and policy initiatives created and implemented by the State of Wisconsin since the passage of the Land Recycling Act in 1994 (Wisconsin Act 453). These initiatives have aided communities all across the state in the investigation, cleanup and redevelopment of hundreds of brownfields – abandoned, idle or underused properties where the reuse is hindered by real or perceived contamination.

The DNR's Remediation and Redevelopment program has a wide range of financial and liability tools available to assist local governments, businesses, lenders, and others to clean up and redevelop brownfields in Wisconsin. Staff in the DNR's Madison office and regional offices around the state are available to meet with community leaders, bankers, developers and private individuals to discuss their brownfield projects.

The links above provide information on each of these tools, in addition to links to other state agencies and federal brownfields funding and programs.

COUNTY, REGIONAL, STATE/FEDERAL ECONOMIC DEVELOPMENT

Several county, regional and state/federal agencies and organizations provide assistance with development, training, funding and other elements of economic development to cities, villages, towns and residents. The following list provides a brief description of the resources that are available.

COUNTY RESOURCE ASSESSMENT

St. Croix Economic Development Corporation (SCEDC)

website: www.stcroixedc.com/index.htm

SCEDC encourages and assists economic development and capital investment, to enhance tax base, to create jobs, and to assist businesses in expansion, retention and/or location within the economic development area. The SCEDC manages the following programs:

- **I-94 Corridor Technology Zone (SCEDC), St. Croix County**
High Technology Businesses in the I-94 Corridor Technology Zone (Chippewa, Dunn, Eau Claire, Pierce, Polk and St. Croix Counties) may be eligible for state tax credits, through the Department of Commerce and the Department of Revenue, based on their ability to create jobs and investments that support the development of high-tech industries in the region.
- **St. Croix County Revolving Loan Fund (SCEDC), St. Croix County**
The St. Croix County Business Loan Fund is a flexible source of supplemental financing for businesses expanding or locating in St. Croix County. The purpose is to encourage the creation of quality jobs and to increase the tax base.

St. Croix County UW-Extension Office, Baldwin

website: www.uwex.edu/ces/cty/stcroix

county-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living and youth development. Extension specialists work on UW System campuses where they access current research and knowledge. Cooperative Extension partners with local, county, state and federal government to address public issues. Faculty and staff plan and carry out programs with a wide array of community partners -- volunteers, business and educational groups and advisors.

St Croix Valley Employers Association (SCVEA), New Richmond

website: www.scvea.com

SCVEA is a voluntary not-for-profit corporation providing services, salary survey data, information, and networking opportunities to its member employers. It is the vision of the St. Croix Valley Employers Association to be a progressive regional organization that assists its member employers in being successful with their individual missions. SCVEA does this by providing low cost - high quality training and services in practices and trends in technology, management and emerging workforce needs.

Wisconsin Indianhead Technical College Employment Services (WITC), New Richmond

website: www.witc.edu/jobs/index.htm

Services offered: post job vacancies to entire WITC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

REGIONAL RESOURCE ASSESSMENT**Chippewa Valley Technical College Employment Services, River Falls**

website: www.chippewa.tec.wi.us/business/employer/index.htm

Services offered: post job vacancies to entire CVTC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

St. Croix Valley Angel Network, River Falls

The St. Croix Valley Angel Network, Inc. operates as an IRS not-for-profit organization with a volunteer board of directors. The network links early stage companies with high net worth individuals ("Accredited Investors") who secure equity positions in the companies. Many of these companies have exhausted their owner's personal resources and need additional funding to grow the business. Most companies have the potential for rapid growth and new job creation. Equity investments are done on a case-by-case basis. The investment information on candidate companies is only distributed to the network's sponsors - the angels and/or corporate supporters. The St. Croix Valley Angel Network provides a limited screening service so that prospective investors can avoid the need to preview a large number of requests. Strictest confidence is observed on all matters involving the network and its angels. Contact: Steven DeWald email: steven.e.dewald@uwrf.edu.

St. Croix Valley Job Center, River Falls

website: www.wisconsinjobcenter.org

Wisconsin Job Centers provide a 'one-stop' service for employers to meet their workforce needs and job seekers to get the career planning, job placement and training services they need.

University of Wisconsin River Falls Career Services, River Falls

website: www.uwrf.edu/ccs

Career Services provides comprehensive planning and job search assistance to UWRF students at all levels of study. Employers who are seeking qualified candidates for permanent positions can:

- Arrange an on campus interview;
- Request an information table in the Student Center;
- Attend the annual Career Fair (held every October);
- Submit job openings to an on-line vacancy listing, updated weekly (www.uwrf.edu/ccs under "Employers");
- Request referrals from a database of student resumes; and/or
- View placement statistics for recent graduates.

Small Business Development Center (SBDC), River Falls

website: www.uwrf.edu/sbdc

The SBDC is a statewide network providing business education services throughout Wisconsin. SBDC professionals analyze the needs of each client and provide a link the knowledge, tools and resources essential for business success. The SBDC consists of the Lead Center or State Office, which is administered by the unit of Business and Manufacturing Extension at UW-Extension, and a network of service centers located at 12 of the four-year UW institutions.

University of Wisconsin-Extension, Eau Claire and River Falls

website: www.uwex.edu

UW-Extension is the "Wisconsin Idea" -- the people's University connection. Through its programming divisions of Cooperative Extension, Broadcasting and Media Innovations, Continuing Education, and its collaborative relationships with the 26 UW universities and colleges, the 72 Wisconsin counties, and countless local, state, and federal agencies and groups,

Extension provides a spectrum of lifelong learning opportunities for Wisconsin citizens. Extension education extends the knowledge and resources of the University of Wisconsin to people by applying university research, knowledge and resources to the needs of Wisconsin people.

Forward Wisconsin, Eau Claire

website: www.forwardwi.com

Forward Wisconsin is a unique public-private state marketing and business recruitment organization. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. Forward Wisconsin provides business cost comparisons, building and site locations, financial information and a variety of other business consulting services to prospective expanding businesses. Forward Wisconsin services are provided on a confidential, no-cost basis.

Northwest Manufacturing Outreach Center (NWMOC), Eau Claire

website: <http://nwmoc.uwstout.edu>

NWMOC is a non-profit organization which is part of the national network of centers in the US Department of Commerce's Manufacturing Extension Partnership. It teams University of Wisconsin and Wisconsin Technical College System Institutions to assist small and medium size manufacturers to modernize and streamline their operations.

Science and Technology Accelerator Corporation (SciTAC)

SciTAC was formed in the spring of 2004 by a group of St. Croix Valley and River Falls business, government and higher education leaders. SciTAC was established for the purpose of attracting technology-based companies to the Corporation's accelerator facility in Whitetail Ridge Corporate Park in River Falls, Wisconsin.

SciTAC is a one-stop business resource that provides operating space, shared services, equipment, lab space and business assistance to technology companies that have advanced beyond the R&D and concept product stage. Development stage companies are invited to launch and introduce their products/services to the market place and to grow their companies in SciTAC's accelerator facility. SciTAC is committed to assist in the acceleration of tenant company growth plans. Contact: Jim Letourneau, Board President, email:

jimletourneau@foleyunited.com

Service Corps of Retired Executives (SCORE), Eau Claire and St. Paul

website: www.score-eauclaire.org and www.score-stpaul.org

The SCORE Association (Service Corps of Retired Executives) is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. SCORE is a resource partner with the Small Business Administration (SBA). Working and retired executives and business owners donate their time and expertise as volunteer business counselors and provide confidential counseling and mentoring free of charge.

West Central Wisconsin Rail Coalition (WCWRC)

The West Central Wisconsin Rail Coalition provides leadership and coordination to develop passenger rail service through West Central Wisconsin as part of a regional strategy to ensure a balanced transportation system for long-term sustainable economic growth.

Contact: Ray Willoughby, Co-Chair, email: erwilloughby@msm.com

West Central Wisconsin Regional Planning Commission (WCWRPC), Eau Claire

website: www.wcwrpc.org.

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To

accomplish this mission, the Commission conducts area-wide planning and provides technical assistance to local governments.

West Central Wisconsin Workforce Resource (WCWWR), Menomonie

website: www.workforceresource.org

WCWWR provides resources for job seekers and employers and information on training and labor market statistics.

Wisconsin Business Development (WBD) Finance Corporation, Eau Claire

website: www.wbd.org

WBD is a business lender, and technical assistance firm specializing in economic development lending activities leading to the formation, retention and growth of successful businesses.

Wisconsin Department of Commerce, Eau Claire

website: www.commerce.state.wi.us

The Wisconsin Department of Commerce is the state's primary agency for the delivery of integrated services to businesses. Commerce's purpose is to:

- Foster the retention and creation of new jobs and investment opportunities in Wisconsin;
- Foster and promote economic business, export and community development; and
- Promote the public health, safety and welfare through effective and efficient regulations, education and enforcement.

Area Development Managers assist business expansions, promote business retention, and help local development organizations. Using their knowledge of federal, state and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies.

Wisconsin Entrepreneurs' Network (WEN), Eau Claire

website: www.wenportal.org

Wisconsin Entrepreneurs' Network (WEN) provides integrated statewide support to entrepreneurs in all industries and developmental stages. WEN assistance includes: starting a business; finance and accounting; marketing product development; business plans; intellectual property; and competitive research.

STATE/FEDERAL RESOURCE ASSESSMENT**Wisconsin Dept of Commerce Small Business Ombudsman**

website: www.commerce.state.wi.us:80/BD/BD-SBO-index

Wisconsin Dept of Commerce Small Business Ombudsman assist small businesses with state regulations. Visit their website for more information on the monthly Wisconsin Regulatory Alert, the Small Business Regulatory Review Board and information on the type of assistance provided by the Small Business Ombudsman.

Wisconsin Department of Workforce Development, Madison

website: www.dwd.state.wi.us

The Wisconsin Department of Workforce Development (DWD) is a state agency charged with building and strengthening Wisconsin's workforce. The Department's primary responsibilities include providing job services, training and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill job openings.

WBA TEAM Network, Madison

website: <http://wisbank.supranet.net/products/tnbusinesses.php>

The WBA TEAM Network is a low cost program designed to assist commercial loan applicants. The TEAM staff works with you in the early stages of the creation or expansion of your business. The Wisconsin Bankers Association developed the WBA TEAM Network to help financial institutions across the state to respond effectively to business applicants.

Wisconsin Bankers Association (WBA), Madison

website: www.wisbank.com

The Wisconsin Bankers Association (WBA) represents 350 financial institutions of all sizes in Wisconsin. The WBA is the states largest financial institution trade association.

Wisconsin Housing Economic Development Authority (WHEDA), Madison

website: www.wheda.com

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

Wisconsin SBA Office, Madison and Milwaukee

website: <http://www.sba.gov/wi/>

The Wisconsin SBA office is responsible for the delivery of SBA's many programs and services to the 72 counties of Wisconsin. SBA Wisconsin assists several hundred businesses each year by providing financial assistance through the 7(a) and 504 loan programs.

US Small Business Administration (SBA)

website: www.sba.gov

The SBA provides financial, technical and management assistance to help Americans start, run, and grow their businesses. SBA is the nation's largest single financial backer of small businesses. The SBA also plays a major role in the government's disaster relief efforts by making low-interest recovery loans to both homeowners and businesses.

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

Goal: The Town of Richmond will support economic development activities appropriate to the resources, character and service levels of the town and that strengthen the local economy while maintaining its commitment to the town's environmental needs. Large-scale industrial and commercial development should be directed to St. Croix County's urban centers. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs.

Objectives:

1. Identify locations for future environmentally-friendly businesses to locate within the Town.
2. Encourage the redevelopment and reuse of the town's existing commercial sites.
3. Retain and help grow existing farms and businesses.
4. Support home-based businesses where there will be little impact on surrounding properties.
5. Plan for an adequate supply of developable land for commercial and industrial uses in logical areas consistent with the town's plan elements.
6. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
7. Support economic development efforts for farming and farm-related businesses.
8. Prevent unplanned commercial development along major roadways.

Policies:

1. Support the continued operation and/or expansion of existing farms and businesses in Richmond.
2. Support the economic health of alternative agriculture in the Town of Richmond.
3. Support fruit, vegetable and tree farms and greenhouses in the town, designed to supply food to local farmer's markets and grocery stores in the area.
4. New commercial activities that support residents in nearby neighborhoods should be located along STH 65 from the City of New Richmond to CTH G and along



Farms will continue to be a predominant land use in the Town of Richmond during the next 25 years. Their continued operation is important to the town's tax base. Photo by Shawn Demulling.

CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH 35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present.



Several small businesses in the town are located along STH 65 and CTH G. Photo by Shawn Demulling.

5. Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.
6. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
7. Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.



The Pine Meadows Golf Course is a commercial operation in the town that maintains the rural and open space character of the community. Photo by Shawn Demulling.

8. The Town should strongly encourage St. Croix County to adopt a site plan review process to identify minimum standards for commercial and industrial sites. These could include all commercial and industrial development in the Town but flexibility should be allowed to address the concerns of existing businesses.

9. Commercial and industrial site plans should include parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of impervious surface.



Commercial businesses with attractive landscaping and good design are an asset to the Town of Richmond. Parking lot landscaping standards would make this site even more appealing. Photo by Shawn Demulling.

10. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Richmond.
11. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies and save energy.
12. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.



This commercial business in Richmond is completely screened from neighboring residential properties, except for parking and signage. Photo by Shawn Demulling.

13. Work with businesses to maintain and protect the air quality, water quality and rural character of Richmond.
14. Require the disclosure of any soil or groundwater contamination on sites before

approving development proposals.

15. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
16. Commercial and industrial development should be designed with consideration of the open spaces that this plan identifies along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.
17. Work with St. Croix County to permit home-based businesses where there will be little impact on surrounding properties.
18. Encourage renewable energy resources on a small-scale basis.

AGRICULTURAL RESOURCES

There are many different aspects of agriculture which could be evaluated as part of a discussion of this resource, farming practices, economic impacts, rural interaction, and aesthetics just to name a few. In evaluating those which can be influenced by local decision-makers, however, it becomes immediately apparent that state and national policies have more impact on the future of agriculture than local land-use decisions. In spite of state and national influences, agriculture is still very important at the local level, whether as a “way of life,” due to job impact, as a tax base or because of the aesthetic values of the rural scene. This section will look at the status of agriculture in the St. Croix County in general and the Town of Richmond specifically and discuss the ways in which local policy decisions can have an impact on this industry and resource.

It must also be noted, that in an evaluation of the agricultural data available there is very little reported at the town level. The Town of Richmond has agriculture activities spread throughout the town. Much of the town has high quality agricultural lands and therefore it can be deduced that county-wide agricultural data is representative of the best agricultural lands in Richmond. As a result, county-wide data is used when town level data is not available.

RECENT TRENDS IN ST. CROIX COUNTY AGRICULTURE

Lee Milligan, former St. Croix County UW-Extension Agriculture Agent, analyzed recent trends in St. Croix County agriculture as of August 2007.

The agricultural sector is a vital contributor to the economy in St. Croix County. It accounts for \$524.4 million in economic activity. It provides jobs for 4,714 county citizens or about 13.6 percent of the workforce. It contributes about \$142.3 million to the county’s income or about 10 percent of St. Croix County’s total income.

The agricultural sector in St. Croix County is an industry that is undergoing continual change. The question one can pose is “How is production agriculture changing in St. Croix County?” The changes can be summarized in the following list:

Changes in St. Croix County Agriculture

Value of Agricultural Sales	Stable
Farm Numbers	Stable
Avg. Size of Farm	Decreasing
Livestock Numbers	Increasing
Cash Grain Acreage	Increasing
Dairy Cow Numbers	Decreasing
Avg. Milk Production/Cow	Increasing
Avg. Dairy Herd Size	Increasing

Annual agricultural sales in St. Croix County typically are about \$95 to \$100 million in gross receipts from the marketing of commodities such as meat, milk, crops, vegetables and timber. However, in 2007 this value increased due to significantly increased milk, livestock and crop prices. This value does not include the economic impact of the farm supply and agricultural product processing industries. St. Croix County’s marketing sales have been consistent in recent years as they have in Polk and Pierce counties. Barron and Dunn Counties have seen a decline in agricultural sales in recent years. The chart below shows a comparison of agricultural sales in St. Croix County and surrounding counties based on the Census of Agriculture data.

Value of Agricultural Sales – 1997, 2002 & 2007
St. Croix County & Surrounding Counties

YEAR	COUNTIES				
	BARRON	DUNN	PIERCE	POLK	ST. CROIX
1997	\$170,632,000	\$117,939,000	\$77,780,000	\$70,546,000	\$96,151,000
2002	\$149,918,000	\$103,519,000	\$72,329,000	\$72,492,000	\$97,863,000
2007	\$206,438,000	\$173,602,000	\$115,194,000	\$103,660,000	\$142,521,000

Source: Census of Agriculture

The chart below shows the total annual agricultural sales for St. Croix County and surrounding counties. In 2002, approximately 70 percent of the total sales in St. Croix County were from the dairy and livestock industry and 30 percent from crops and greenhouse/nursery industry. Dairy sales represented over 50 percent (\$50 million) of the total agricultural sales and about 73 percent of the total livestock sales. Grain sales represented about 20 percent of the total agricultural sales and 68 percent of the total crop/greenhouse/nursery sector. By 2007, those numbers had shifted towards the dairy and livestock industry. Approximately 77 percent of the total sales in the county were from the dairy and livestock industry and 23 percent were from the crops and greenhouse/nursery industry.

Annual Agricultural Sales – 2002 & 2007
St. Croix County & Surrounding Counties

PRODUCT	COUNTIES				
	BARRON	DUNN	PIERCE	POLK	ST. CROIX
2002 Total Value Crops, Greenhouse & Nursery	\$31,172,000	\$34,048,000	\$23,911,000	\$19,434,000	\$28,618,000
2007	\$40,663,000	\$51,438,000	\$38,535,000	\$20,472,000	\$32,269,000
2002 Total Value Livestock, Poultry & Their Products	\$118,746,000	\$69,532,000	\$48,418,000	\$53,058,000	\$69,245,000
2007	\$165,775,000	\$122,165,000	\$76,659,000	\$83,188,000	\$110,252,000

Source: Census of Agriculture

The chart below indicates that the declining trend in farm numbers in St. Croix County and many of the surrounding counties reversed in the 1990's. In 1990 there were 1,690 farms and by 2007 1,808. Farm numbers have stabilized between 1997 and 2007.

Farm Numbers – 1969 to 2007
St. Croix County & Surrounding Counties

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1969	2,306	2,026	1,652	2,101	1,845	N/A
1978	1,876	1,759	1,498	1,823	1,734	N/A
1987	1,659	1,515	1,240	1,467	1,576	N/A
1997	1,681	1,701	1,523	1,642	1,895	79,541
2002	1,647	1,683	1,510	1,659	1,864	77,131
2007	1,484	1,690	1,531	1,582	1,808	78,463

Source: Census of Agriculture 1969 - 2007

The reason for the significant increase in farm numbers in the 1990's was the rapid increase in the number of small farms and an improvement in how the National Agricultural Statistics Service collects the data. A farm is defined by the National Agricultural Statistics Service as "any establishment from which \$1,000 or more of agricultural products were sold or would normally be sold during the year." This includes livestock and livestock products, fruit, vegetables, crops, greenhouse and nursery products, Christmas trees, and government program payments. In St. Croix County there are a growing number of people purchasing smaller acreages that qualify as a

farm. At the same time the number of large farms is growing and the number of midsize farms is declining.

Size and Number of Farms – 1997 & 2007
St. Croix County & Surrounding Counties

ACRES	COUNTIES									
	BARRON		DUNN		PIERCE		POLK		ST. CROIX	
	1997	2007	1997	2007	1997	2007	1997	2007	1997	2007
1-99	603	682	611	806	673	863	695	860	922	1073
100-179	321	250	366	322	309	260	378	299	370	311
180-259	289	178	205	188	211	140	197	144	231	149
260-499	358	234	358	269	227	155	262	166	257	163
500-999	87	105	117	110	73	73	91	67	84	73
1000-1999	18	26	34	36	25	31	19	38	23	26
2000 +	5	9	10	19	5	9	0	8	8	13

Source: Census of Agriculture 2007.

The chart above illustrates the shift to smaller and larger farms between 1997 and 2007. The number of farms between the acreage of 1 to 99 acres increased by 151 and over 1,000 acres increased by 6 between 1997 and 2007. The number of farms between 100 to 999 acres declined by 246 during that time. Surrounding counties are also showing this general pattern.

The average size of a farm in St. Croix County is declining. In 1987, the average size reached a high of 212 acres and declined to 166 acres in 2002 and 2007. This is a trend seen in the surrounding counties of Barron, Polk, Dunn and Pierce and across the state. See the chart below.

Average Size of Farms (Acres) – 1969 to 2007
St. Croix County & Surrounding Counties

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1969	178	207	187	180	192	183
1978	210	239	208	200	211	201
1987	226	264	217	215	212	221
1997	214	239	190	184	181	204
2002	214	237	177	177	166	204
2007	218	226	177	183	166	194

Source: Census of Agriculture 1969 - 2007.

Crop acres in St. Croix County have declined approximately 14,000 acres since 1990; however, crop acres are 1,000 acres greater than 1970. The chart below illustrates the number of crop acres in St. Croix County and surrounding counties. Crop acres are defined as the sum of the acres of corn, soybeans, barley, oats and all hay. It excludes the 2007 Conservation Reserve Program enrollment of 30,485 acres, other small grains (1,600 acres), vegetable crops (4,300+ acres) and nursery crops grown in 2005.

Harvested Crop Acres – 1971 to 2006
St. Croix County & Surrounding Counties

COUNTY	1971	2000	2002	2006
Barron	166,750	177,500	187,700	192,500
Dunn	163,800	193,500	196,900	210,500
Pierce	149,200	159,600	164,300	154,000
Polk	132,250	158,700	149,500	148,600
St. Croix	181,550	196,600	187,900	182,500

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The number of acres of specific crops has changed dramatically over the years. The most dramatic change has been the huge reduction in the acres of oats grown and a corresponding increase in soybean acreage. In the early 1970's over 40,000 acres of oats were grown and only 3,000 acres of soybeans. In 2006, 41,300 acres of soybeans were grown and only 8,500 acres of oats. The amount of hay grown has declined reflecting a decrease in livestock numbers and a shift to row crops. Please see the chart below.

***Crop Acres – 1970 to 2006
St. Croix County***

CROP	1970	1990	2002	2006
Corn	51,800	84,800	86,000	77,500
Oats	47,000	29,100	12,600	8,500
Barley	850	1,700	1,000	NA
Soybeans	2,600	16,300	31,000	41,300
All Hay	79,300	64,700	57,300	55,200

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

Yields of corn and soybeans have almost doubled since 1970. This is a dramatic change in 35 years. The chart below shows the changes in yields between 1970 and 2006. Yields declined significantly from the trend due to a drought in 2006. St. Croix County has large areas of very productive, well drained, silt loam soils. The yield increases are due to improvements in crop genetics and management practices. There has also been favorable weather in years prior to 2006 and 2007 that has been an important factor in the increased yields.

***Average Yield (Bushels/Acre) – 1970 to 2006
St. Croix County & Surrounding Counties***

COUNTY	CORN					SOYBEANS				
	1970	1990	2002	2005	2006	1970	1990	2002	2005	2006
Barron	85	103	142	123	89	17	35	48	37	36
Dunn	85	120	141	143	100	20	37	46	35	35
Pierce	89	117	160	166	142	20	38	51	45	43
Polk	87	106	145	140	84	19	34	45	40	36
St. Croix	79	115	150	158	90	20	37	49	45	34

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The dairy industry is the largest single enterprise in St. Croix County's agricultural sector. It will typically account for 55 to 65 percent of the total cash farm receipts in the county. There are about 21,900 dairy cows on 198 dairy farms in St. Croix County as of 2006. Since the early 1990's cow numbers have been slowly declining from 26,500 in 1995 to 21,900 cows in 2006. See the chart below.

***Dairy Cow Numbers – 1975 to 2006
St. Croix County & Surrounding Counties***

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1975	48,800	41,000	26,300	35,200	35,400	1.81 million
1985	49,700	43,800	28,500	34,700	36,900	1.88 million
1995	37,500	32,000	21,500	24,000	26,500	1.49 million
2000	29,000	21,500	18,400	18,100	24,200	1.29 million
2003	27,000	21,000	18,000	17,500	23,000	1.26 million
2006	25,000	22,400	17,200	16,000	21,900	1.24 million

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The average milk production per cow in St. Croix County is frequently in the top ten counties in the state according to the National Agricultural Statistics Service. The average milk production is

consistently above that of the neighboring counties and the state average. See the chart below. This is a reflection of the dairy producers management abilities with cows and producing, harvesting and/or purchasing quality feeds. There is also a strong support of agricultural equipment and input suppliers, livestock health care, dairy nutrition and education professionals.

Average Production Per Cow (Lbs) – 1975 to 2006
St. Croix County & Surrounding Counties

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1975	10,200	10,200	10,600	10,300	10,600	10,430
1985	13,000	13,200	13,000	12,800	13,700	13,166
1995	14,900	15,800	15,300	15,300	16,200	15,397
2000	16,300	16,500	17,200	16,700	18,400	17,182
2003	16,300	16,900	17,300	17,400	18,500	17,728
2006	16,700	18,100	17,600	17,600	19,300	18,824

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The number of cattle and calves in St. Croix County has declined from 92,000 in 1972 to 63,000 in 2007. This number includes beef and dairy cattle. Please see the chart below. This is a consistent trend reflected in surrounding counties and across the state.

Cattle & Calves – 1975 to 2007
St. Croix County & Surrounding Counties

COUNTY	1975	1985	1995	2003	2007
Barron	111,000	102,000	80,000	69,000	68,500
Dunn	105,400	105,000	77,000	62,000	64,500
Pierce	88,000	85,000	63,000	53,000	53,000
Polk	100,800	80,100	57,000	48,500	48,500
St. Croix	104,500	95,000	72,000	60,000	63,000

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

Swine numbers have also declined. There are about four major producers in the county and several farms with small numbers of swine.

Technology use in agriculture is also changing. It is becoming more diverse. For example, the production of milk may be done via grazing, confinement housing and stored feeds, or a combination of both methods. A producer may choose to be certified to produce the crops, milk, or meat organically. Crop producers have the option of selecting genetically modified seed that has a level of resistance to specific herbicides or insects. Equipment is becoming more precise. Yields are being monitored as the combine crosses a field using yield monitors and global positioning equipment.

In summary, the St. Croix County agricultural sector provides over \$524 million of economic activity to the St. Croix County economy. There are large areas of very productive, well drained silt loam soils in St. Croix County that are the basis to the dairy and livestock and cash crop industries of St. Croix County. The changes occurring in the agricultural sector are similar to what is occurring in surrounding counties. These include slowly declining dairy and livestock numbers and crop acres. The number of farms under 100 acres and farms over 1,000 acres are increasing. These changes are similar to what is occurring across the state and nationally. Technology is becoming more diverse. Producers are using various forms of technology to meet their personal and business goals.

AGRICULTURAL INVENTORY

Acres in Farmland – 1978 to 2007 *St. Croix County*

ACRES	1978	1982	1987	1992	1997	2002	2007
Total Farmland	365,832	352,472	334,028	308,460	312,076	310,178	308,275
% of County Land Area	78.4%	75.5%	73.7%	66.1%	66.8%	66.4%	66.0%
Total Cropland	281,165	267,724	262,347	244,807	237,069	232,792	222,427

Source: U.S. Census of Agriculture, 1978-2007

- From 1978 to 2007 there has been a steady decline in total acres of farmland in St. Croix County. During that time frame approximately 12 percent or 57,500 acres of land have been shifted to other uses. Farmland includes crops, pasture, woodland, land in the Conservation Reserve (CRP) and Wetland Reserve programs (WRP) and rented land.
- Cropland has seen a similar decrease. From 1978 to 2007, 13 percent or 58,700 acres of cropland have been shifted to other uses.

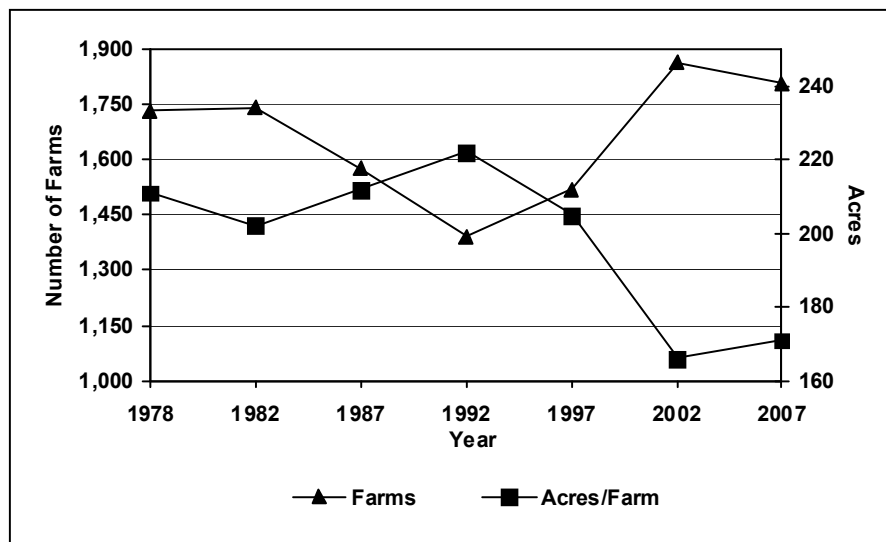
Acres of Farmland on Tax Rolls Including Improvements – 1997 to 2009 *Richmond & Neighboring Communities*

COMMUNITY	TOTAL ACRES	FARMLAND ACRES ON TAX ROLLS		% CHANGE		% OF TOTAL ACRES TAXED AS FARMLAND	
TOWN	2009	1997	2002	2009	97-02	02-09	2002
Richmond	20,027	17,194	13,620	12,143	-20.8%	-10.8%	68.0%
Erin Prairie	22,440	19,370	16,902	16,782	-12.4%	-0.4%	65.1%
St. Joseph	20,197	9,937	7,865	7,219	-20.9%	-8.2%	38.9%
Somerset	29,942	16,241	10,782	10,620	-33.6%	-1.5%	36.0%
Stanton	21,243	16,682	15,126	14,320	-9.3%	-5.3%	71.2%
Star Prairie	19,315	12,129	7,519	6,909	-38.0%	-8.1%	38.9%
Warren	21,143	16,681	14,247	13,280	-14.6%	-6.8%	67.4%
St. Croix County	408,554	319,670	260,646	257,931	-18.5%	-1.0%	59.5%

Source: Wisconsin Department of Revenue and St. Croix County Planning and Zoning.

- From 1997 to 2009 the acres of farmland on the tax rolls decreased by about 30 percent in the Town of Richmond.
- The acres of farmland on the tax rolls also decreased significantly in Somerset and Star Prairie. They did not decrease by as much in Warren and Erin Prairie.
- About half of this decrease has been due to the conversion of farmland to other uses; the other half has been caused by reclassification of land from farmland to swamp and waste and the increase in land classified as farmland because of the tax advantages of use-value assessment.
- Farmland is steadily being replaced by residential housing as the predominant land use in the western towns of St. Croix County, such as St. Joseph, Star Prairie and Somerset.
- In the towns of Richmond and Warren farmland is still the largest land use.
- Farmland is the predominant land use in the eastern towns of St. Croix County, including Erin Prairie and Stanton.

Number and Size of Farms -- 1978 to 2007
St. Croix County



Source: U.S. Census of Agriculture, 1978 – 2007

- The number of farms was steadily declining and the average size of farms was steadily increasing until the mid 1990's.
- From 1992 to 1995 there was a slight reversal of these trends. Then from 1997 to 2002 there was a sharp shift to smaller acreages and more farms. From 2002 to 2007 the increase in smaller acreages has declined somewhat. Several things caused these trends reversals.
- A general increase in affluence in the metropolitan area caused an influx of people who purchased small acreage farmettes in St. Croix County.
- Wisconsin adopted use-value assessment; this greatly decreased the holding cost of land and encouraged people to purchase additional acres when they could be identified as a farm.
- There has also been an increase in the market for horticulture products, organic vegetables and other non-traditional livestock that are produced on smaller acreage farms.
- From 2002 to 2007 the number of smaller farms began to decrease reflecting more changes in use-value assessment, stronger agriculture economy due to the production of ethanol and reinvestment in agricultural land by farmers.

Farms by Type - 1978 to 2007
St. Croix County

FARM TYPE	1978	1982	1987	1992	1997	2002	2007
Livestock	454	498	422	397	392	398	401
Dairy	734	762	630	511	338	228	192
Other Animal & Poultry	84	86	88	103	101	216	211
Cash Grains	264	231	226	182	489	280	232
Field Crops (other than cash grains)	96	83	125	115	147	664	689
Other Crop	102	81	85	83	53	78	83
TOTAL	1,734	1,741	1,576	1,391	1,520	1,864	1808

Source: U.S. Census of Agriculture, 1978 - 2007

Farms by Size -- 1978 to 2007
St. Croix County

FARM SIZE	1978	1982	1987	1992	1997	2002	2007
1-9 Acres	54	88	64	66	47	100	62
10-49 Acres	225	277	247	218	316	566	583
50 to 179 Acres	631	615	565	480	585	731	739
180 to 499 Acres	701	641	571	496	460	348	312
500 to 999 Acres	106	99	107	109	82	82	73
1000 or More Acres	17	21	22	22	30	37	39
TOTAL	1,734	1,741	1,576	1,391	1,520	1,864	1808

Source: U.S. Census of Agriculture, 1978 - 2007

Farms by Value of Sales -- 1978 to 2007
St. Croix County

SALES	1978	1982	1987	1992	1997	2002	2007
\$0 to \$4,999	427	459	392	374	624	1,088	1041
\$5000 to \$9,999	208	178	168	149	141	138	159
\$10,000 to \$24,999	228	172	220	192	199	200	169
\$25,000 to \$49,999	265	194	197	144	132	105	97
\$50,000 to \$99,999	468	472	299	221	164	116	99
\$100,000 to \$249,999	122	226	263	246	185	137	124
\$250,000 to \$499,999	13	39	29	51	55	53	71
\$500,000 or more	3	1	8	14	20	27	48
TOTAL	1,734	1,741	1,576	1,391	1,520	1,864	1808

Source: U.S. Census of Agriculture, 1978 - 2007

- From 1978 to 1997, livestock, dairy and poultry farms were generally decreasing in farm numbers while crop farming was increasing in farm numbers.
- However, between 1997 and 2002 all types of farms have increased in number along with the general increase in farm numbers.
- From 2002 to 2007 dairy, poultry and cash grain farms have decreased while slight increases were experienced in livestock and crop farms.
- There has been a steady increase in the number of small farms, less than 50 acres, and large farms, over 1000 acres, while mid-size farms and the more traditional sizes, have been steadily declining over the past three decades.
- Farms less than 50 acres account for 36 percent of farm numbers.
- Also over the past two decades, there has been a steady increase in the number of farms in the lower sales brackets and in the upper sales brackets while there has been a steady decrease in the number of farms in the middle sales brackets.
- Farms with sales over \$500,000 nearly doubled from 2002 to 2007.
- These trends correspond to the increase in smaller acreage farms and possibly relate to the increase in farm operators who are not principal operators.

Farm Operator Characteristics -- 1978 to 2007
St. Croix County

	1978	1982	1987	1992	1997	2002	2007
Total Farms	1,734	1,741	1,576	1,391	1,520	1,864	1808
Ownership							
Individual/Family Farms	1,537	1,505	1,346	1,193	1,341	1,672	1580
Partnerships	167	178	175	127	99	109	121
Corporation-Family	23	50	51	59	54	64	75
Corporation-Other	1	1	2	5	7	3	11
Other (Coop, trust, etc.)	6	7	2	7	19	16	21
Principal Occupation Farming	1,107	1,076	974	819	733	941	747
Principal Occupation Other	627	665	602	572	787	923	1061
Average Years on Present Farm	16	16	19	21	22	21	21
Male Operators	1,689	1,682	1,528	1,317	1,386	1,643	1542
Female Operators	45	59	48	74	134	221	266
Average Age	48	47	49	50	51	53	56

Source: Census of Ag, 1978 - 2007

- Farm ownership has not varied much in St. Croix County over the past 20 years. Family farms continue to predominate.
- The number of farmers whose principal occupation is farming remained fairly constant from 1978 to 2002.
- However, from 1997 to 2007 the number of farmers claiming a different principal occupation has increased steadily to nearly 60 percent of all farmers in 2007.
- This increase correlates to the increase in smaller acreage farms and the increase in the total number of farms in St. Croix County.
- The number of years on the present farm has been very consistent over the past 20 years, but the average age of the owner/operator has been steadily increasing.
- There has also been a significant increase in the number of female operators since 1992, a 260 percent increase since that time.

AGRICULTURAL PRODUCTION

Farm Crop Production -- 1978 to 2007 ***St. Croix County***

HARVESTED CROPS	1978	1982	1987	1992	1997	2002	2007
Corn for Grain (bushels)	7,015,000	5,019,000	7,269,000	5,875,900	9,844,000	8,593,600	5,353,544
Corn for Silage (tons)	204,000	283,000	162,400	211,100	206,500	240,900	222,851
Wheat (bushels)	64,500	39,400	31,600	20,700	16,000	202,900	46,644
Barley (bushels)	47,600	48,100	95,900	87,900	131,400	25,700	30,689
Oats (bushels)	1,569,000	1,402,000	896,400	726,900	536,000	351,000	295,036
Soybeans (bushels)	127,000	221,000	370,300	360,600	709,100	1,451,100	949,282
Forage All - Hay, Haylage, Silage & Green Chop (tons)	NA	293,500	237,300	183,300	243,700	194,900	123,470

Source: National Agricultural Statistics Service, 1978-1997, U.S. Census of Agriculture, 1987 -2007

- Crop production has shifted dramatically over the past 20 years.
- Corn grain and soybean production have increased while oats, barley and hay have all decreased. Corn silage has increased a little. The shift in crop types away from forage and feed to grain production is related to the decreasing number of farm animals.
- Wheat had a considerable increase from 1997 to 2002 but a return to previous numbers in 2007.
- From 2002 to 2007 crop production in St. Croix County experienced significant decreases in all areas except barley.

Farm Livestock Production -- 1978 to 2007 ***St. Croix County***

LIVESTOCK	1978	1982	1987	1992	1997	2002	2007
Milk Cows	35,500	36,800	35,500	29,600	24,000	21,800	21,600
Milk (1000 pounds)	415,350	474,720	521,860	461,760	415,200	428,400	419,040
Milk Per Cow	11,700	12,900	14,700	15,600	17,300	18,000	19,400
Cattle & Calves	91,000	94,900	92,000	79,000	62,800	59,800	59,400
Hogs and Pigs Sold	31,863	35,593	35,900	22,400	11,100	13,700	14,700

Source: National Agricultural Statistics Service 1978 - 2007

- Despite a decreasing number of milk cows, production per cow has continued to climb so that in general milk production in St. Croix County has remained relatively constant over the past 30 years.
- Other livestock categories have decreased dramatically over the same time frame.
- These changes reflect the changes in technology and farm labor costs and conflicts between residential property owners and livestock production.
- There are five dairy farms in St. Croix County with permits for over 1,000 animal units. The farms are located in the towns of Emerald, Hammond, Pleasant Valley, Rush River

and St. Joseph. Emerald Dairy, in the Town of Emerald, at present has 1,600 animal units, although it is permitted for up to 3,400.

- There is also a large turkey operation in the Town of Richmond with over 1,000 animal units.

State and National Ranking by County -- 2007
St. Croix County

CATEGORY	QUANTITY	STATE RANK	NATIONAL RANK
Oats (acres)	4,369	10 of 70	62 of 1,957
Grain, oilseeds, dry beans and drypeas	\$23,647,000	26 of 71	923 of 2,933
Soybeans (acres)	36,019	12 of 66	641 of 2,039
Nursery, greenhouse, floriculture & sod	\$4,067,000	18 of 70	542 of 2,703
Corn for grain (acres)	66,522	17 of 68	475 of 2,634
Corn for silage (acres)	16,097	15 of 70	64 of 2,263
Vegetables, melons, potatoes, & sweet potatoes	\$2,115,000	33 of 71	564 of 2,796
Other crops & hay	\$2,153,000	21 of 72	811 of 3,054
Total Value Of Crops Incl. Nursery & Greenhouse	\$32,269,000	33 of 72	1,157 of 3,072
Turkeys Inventory	Not Available	6 of 70	Not Available
Aquaculture	\$457,000	9 of 58	351 of 1,498
Horses & Ponies Inventory	3,389	6 of 72	202 of 3,066
Horses, ponies, mules, burros & donkeys	\$353,000	9 of 70	687 of 3,024
Poultry & eggs	\$11,443,000	9 of 72	533 of 3,020
Hogs & Pigs Inventory	8,053	14 of 71	746 of 2,958
Hogs & Pigs Sold	\$1,794,000	15 of 71	783 of 2,922
Milk & other dairy products	\$80,409,000	22 of 70	82 of 2,493
Total Value Of Livestock And Their Products	\$110,252,000	25 of 72	337 of 3,069
Total Value Of All Ag Products Sold	\$142,521,000	31 of 72	577 of 3,076

Source: US Census of Agriculture National Agricultural Statistics Service.

- The chart above shows St. Croix County's rank for the top commodities. Rankings in the top 10 counties for the State of Wisconsin and top 100 counties for the nation are marked in bold.
- Turkey, aquaculture and poultry production are among the highest in the state. Horses and pony inventory and value are also among the top.
- Nationally, St. Croix County ranks highest in oats and corn for silage relative to crop production.
- Despite a decline in the number of dairy farms, St. Croix County ranks 82 of 2,493 counties nationwide in the value of milk and other dairy products sold.

Commodity Values (in Millions) - 1978 to 2007
St. Croix County

CATEGORY	1978	1982	1987	1992	1997	2002	2007
All Livestock, Poultry & Products	\$55.6	\$82.8	\$75.2	\$79.1	\$65.8	\$69.2	\$110.3
Dairy Products	\$37.6	\$59.4	\$53.5	\$55.5	\$49.7	\$51.2	\$80.4
Cattle and Calves	\$10.4	\$13.9	\$14.0	\$17.8	\$11.4	\$12.1	\$15.4
Poultry & Eggs	\$4.3	\$5.4	\$3.9	\$3.1	\$2.2	\$3.9	\$11.4
Hogs & Pigs	\$2.8	\$3.8	\$3.4	\$2.2	\$1.3	\$1.0	\$1.8
All Crops	\$11.4	\$10.8	\$14.0	\$14.5	\$25.8	\$28.6	\$32.3
Corn for Grain	\$6.8	\$6.8	\$8.6	\$8.6	\$14.4		
Soybeans	NA	\$1.1	\$1.6	\$1.9	\$4.0	\$19.5*	\$23.6*
Oats	NA	\$0.5	0.4	\$0.3	\$0.3		
Hay, Silage	\$2.2	\$1.2	\$2.0	\$2.0	\$2.8	\$2.1	\$2.2
Nursery & Greenhouse	\$0.1	N/A	\$0.4	\$0.6	\$2.4	\$3.3	\$4.0
Vegetables, Melons	\$0.9	\$0.7	\$0.8	\$0.9	\$1.7	\$3.5	\$2.1
Total All Sales	\$67.0	\$93.7	\$89.2	\$93.6	\$91.6	\$97.9	\$142.5

*Categories combined for 2002 & 2007. Source: U.S. Census of Agriculture, 1978 - 2007

- Total commodity sales in St. Croix County has remained relatively constant for approximately 25 years, with a considerable increase in 2007 which can be attributed to an increase in milk and dairy prices.
- Commodity values reflect the decreasing importance of livestock farming in the county and the increasing importance of crop farming, especially corn and soybeans.
- Also gaining significant market share are nursery and greenhouse and vegetable and melon farming.
- Despite these shifts, dairy products have continued to account for over 50 percent of all commodity values for the past 20 years.

Farm Income - 1978 to 2007
St. Croix County

AVERAGES	1978	1982	1987	1992	1997	2002	2007
Average Sales/Farm	\$38,638	\$53,799	\$56,625	\$67,295	\$60,267	\$52,502	\$78,828
Average Expense/Farm	NA	NA	\$44,105	\$56,786	\$49,059	\$45,695	\$69,521
Average Net Cash Return on Ag Sales/Farm	NA	NA	\$12,230	\$12,877	\$10,455	\$10,795	\$17,298
Average Net Cash Return on Ag Sales/Farms > \$10,000 in Sales	NA	NA	\$27,976	\$39,386	\$40,772	NA*	NA

Source: U.S. Census of Agriculture, 1978 – 2007 * The information is not available.

- Overall, farm income decreased for about 15 years from 1987 through 2002.
- Farm income for farms with ag sales greater than \$10,000 increased during that same 15 year time frame, but was not available after 2002. This dichotomy may be due to the increase in farm numbers, many of which are probably emerging market or hobby farms.
- Net farm income saw an increase of about 60 percent from 2002 to 2007.

AGRIBUSINESS ACTIVITY

Types of Agribusinesses - 1978 to 2007 *St. Croix County*

TYPE	1978	1982	1987	1992	1997	2002	2007
Agricultural Services	12	15	23	28	41	60	69
Animal Product Support	NA	NA	NA	NA	6	6	6
Veterinary	NA	NA	NA	NA	12	16	18
Landscape & Horticulture	NA	NA	NA	NA	23	38	45
Manufacturing	9	10	10	11	14	15	18
Food & Kindred	8	9	9	10	12	13	15
Farm/Garden Machinery	1	1	1	1	2	2	3
Wholesale Trade	22	26	17	19	21	18	12
Farm/Garden Machinery/Equipment	11	15	6	6	9	9	2
Farm Product Raw Material	NA	NA	NA	NA	3	4	3
Farm Supplies	11	11	11	13	9	5	7
Total Agribusinesses	43	51	50	58	76	93	99
Total Businesses	736	793	1,041	1,247	1,584	1,895	2,187

Source: U.S. Census, County Business Patterns, 1978 – 2007

- From 1978 to 2007 agribusiness services have continued to increase in number.
- There have been related increases in the manufacturing industry.
- During this same time frame the wholesale services related to the agricultural industry have decreased in number.

It is important to recognize the nontraditional farming activities that are developing in St. Croix County. As the above statistics illustrate, small farms are growing in number and acreage. Many are horticulture-related businesses, which is a strong emerging market. There is also a growing consumer interest in buying locally grown, low or pesticide-free fruits and vegetables, free-range chickens, organic and grass-fed beef and lamb and minimally processed foods.

The reuse, maintenance and redevelopment of existing farm structures is also growing as more and more traditional farms are consolidated into larger or smaller operations. The existing farm buildings are an important economic and cultural resource in the rural areas and should continue to be utilized. Many of these structures are used for covered storage of seasonal equipment such as boats, recreational vehicles, snowmobiles, etc. These structures have also been converted to other uses such as a meeting hall, recreation facility or clubhouse.

AGRICULTURAL LANDS

Prime farmland is the land that is best suited to food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland or other land, but it is not existing urban and built-up land, or water areas. The soil qualities, growing season, and moisture supply are factors needed for a well-managed soil to produce a sustained high-yield of crops in an economic manner. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. Historically, soils that fall into classes I, II, and III of the Soil Conservation Service's capability unit classification system are considered prime agricultural lands. The value of these lands for agriculture is associated with not only their soil class, but also with their size, present use and any regulatory framework for their protection.

SUITABILITY FOR AGRICULTURE

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), in establishing a uniform, national identification of productive farmlands, created a soil classification system that categorizes soils by their relative agricultural productivity. There are two categories of highly productive soils; national prime farmland and farmland of statewide significance. National prime farmland is well suited for the production of food, feed, forage, fiber and oilseed crops, and has the soil qualities, available moisture and growing season required to produce economically sustained high yields of crops when properly managed. Farmland of statewide significance are those lands, in addition to national prime farmland, which are of statewide importance for the production of food, feed, forage, fiber and oilseed crops. Soils that fall into classes I, II, and III of the Natural Resources Conservation Service's capability unit classification system are considered prime agricultural lands.

In 1981, NRCS developed a new system for evaluating agricultural lands, "Land Evaluation and Site Assessment," (LESA) which uses more detailed considerations of soil capability and potential yields, and provides for the assessment of factors beyond soil productivity in the determination of agricultural potential. The system is now widely used throughout the U.S. The LESA system presents the opportunity to define agricultural lands that have the most productive potential.

LAND EVALUATION AND SITE ASSESSMENT FOR AGRICULTURE

The Land Evaluation and Site Assessment (LESA) system is a point-based approach that is generally used for rating the relative value of agricultural land resources. In basic terms, a given LESA model is created by defining and measuring two separate sets of factors. The first set, **Land Evaluation**, includes factors that measure the inherent soil-based qualities of land as they relate to agricultural suitability. The second set, **Site Assessment**, includes factors that are intended to measure social, economic and geographic attributes that also contribute to the overall value of agricultural land. While this dual rating approach is common to all LESA models, the individual land evaluation and site assessment factors that are ultimately utilized and measured can vary considerably, and can be selected to meet the local or regional needs and conditions a LESA model is designed to address. The LESA methodology lends itself well to adaptation and customization in individual states and localities. Also in addition to ranking soils for agricultural potential, the LESA system can provide a systematic and objective way to evaluate and numerically rank soils for their relative value for any specific use.

The Land Evaluation and Site Assessment (LESA) system is an analytical tool used to assist decision makers in comparing agricultural sites based on their agricultural value. The LESA system provides an objective and consistent tool to aid decision-makers in evaluating the relative importance of specific sites for continued agricultural use. In this sense, it is a tool for

determining the best use of a site. While in some cases the best use may be some type of development, there are many other situations where the best use is to remain in agriculture. Also, there may be instances where the land is not suitable for agriculture, but neither is it a suitable location for development. In such situations, the LESA system is a valuable tool for determining the use with the least detrimental impact to the environment, economy and aesthetics.

As noted earlier, there are two components to the LESA system; the **Land Evaluation (LE)** portion of the system, which is based on soils and their characteristics, and the **Site Assessment (SA)** portion of the system, which rates other attributes affecting a site's relative importance for agricultural use. The Land Evaluation portion is stable and unchanging because the soils do not change and the data relative to those soils takes a long time to accumulate. The Site Assessment is dynamic and changes on a continual basis because there are regular changes in development, property ownership, roadway improvements, sewer expansions, etc. happening throughout an area.

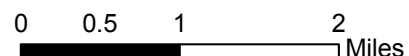
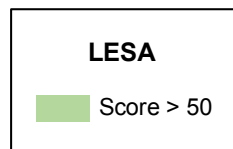
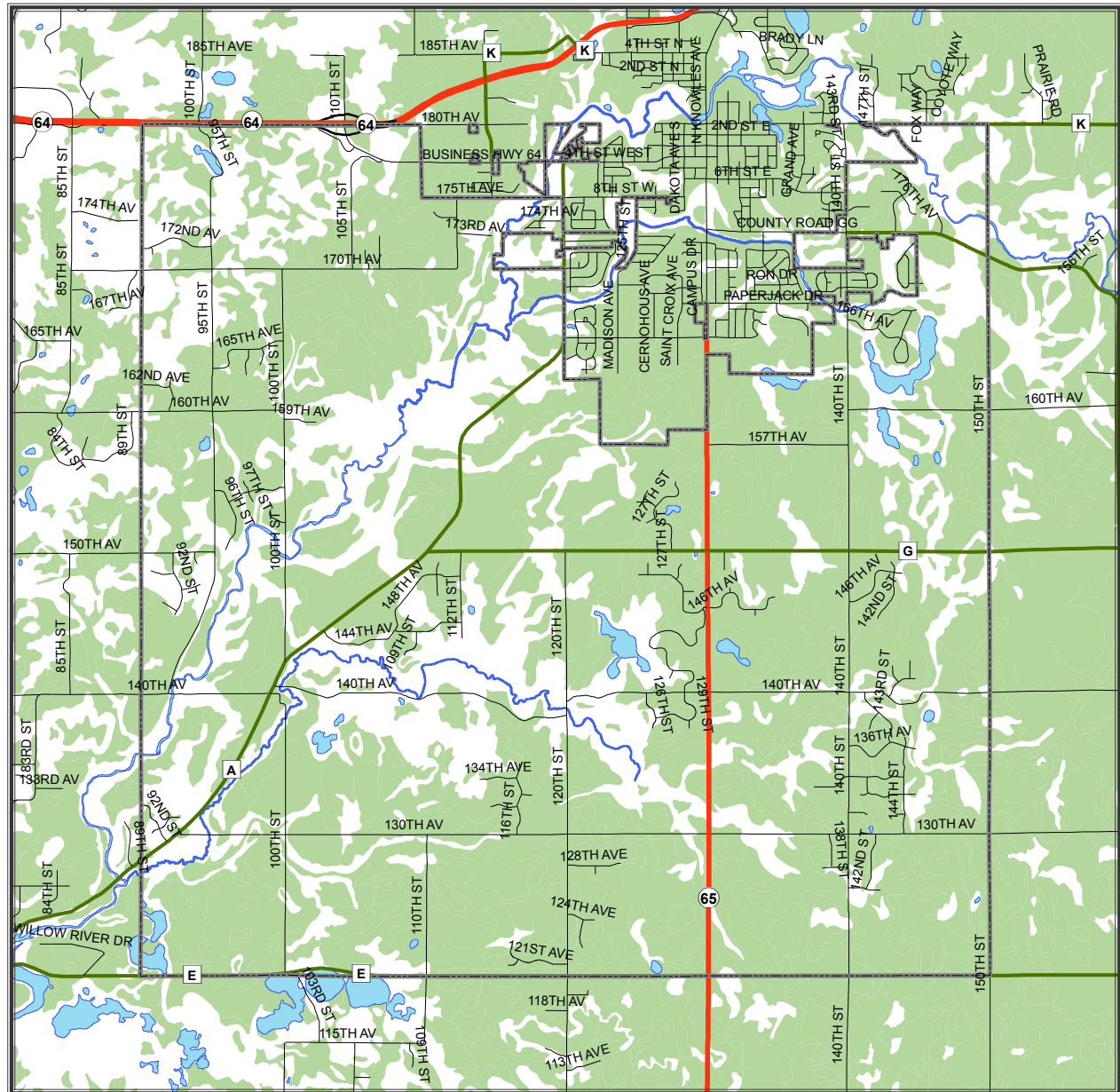
A LESA system was developed for St. Croix County by a committee consisting of members of the Land and Water Conservation and Planning and Zoning committees; citizens; town officials; county staff from the Land and Water Conservation, Zoning and Planning departments; and NRCS staff. A detailed manual describing how the county's LESA system works and how it was developed is available from the St. Croix County Land Conservation Department. As an appropriate base of information for the agricultural productivity of land in the Town of Richmond only the Land Evaluation component of LESA is discussed here.

Many physical and chemical soil properties are considered in the LE rating, either directly or indirectly, including soil texture and rock fragments, slope, wetness and flooding, soil erodibility, climate, available water capacity, pH (alkalinity versus acidity), and permeability. Three soil property indexes are combined to produce the LE soil component rating, Productivity Index for corn and alfalfa, Land Capability Class and National Prime Farmland. This produces a rating that reflects the most important soil considerations for agricultural use in St. Croix County. Higher numbers mean greater value for agriculture. LE ratings reflect this productivity potential, as well as the economic and environmental costs of producing a crop. Possible LE ratings range from 0 to 100.

The LESA Committee with assistance from the St. Croix County Land Conservation Department and the District NRCS Soil Scientist selected soils with a score of 50 or more as the soils with agricultural production potential. The Potentially Productive Agriculture Map of the Physical Features map series depicts the LESA Agricultural Soils with a score of 50 or more. Please see the map below.

The LESA system is very flexible. It could be adapted to fit the needs of decision-makers at the local level. Procedures, and information on developing entire LESA systems, are in guidebooks, manuals and other literature, which are available from the NRCS. Local decision-makers can use the guidance to develop a LESA system, which evaluates land, based on local objectives for preservation and management. The Town of Richmond may want to address potential application of the LESA system in its goals, objectives and policies and may want to explore and evaluate its potential use within the town as part of the implementation section.

Potentially Productive Agriculture Land Town of Richmond



SOURCE: NRCS & St. Croix County LESA

WORKING LANDS INITIATIVE

The Wisconsin Working Lands Initiative was passed as a part of the state's 2009-2011 biennial budget process. The initiative can be found primarily in Chapter 91 of the Wisconsin State Statutes. The goals of the initiative is to achieve preservation of areas significant for current and future agricultural uses through successful implementation of these components:

- Expand and modernize the state's existing farmland preservation program.
- Establish agricultural enterprise areas (AEAs)
- Develop a purchase of agricultural conservation easement matching grant program (PACE).

Expand And Modernize The State's Existing Farmland Preservation Program

- Modernize county farmland preservation plans to meet current challenges
- Provide planning grants to reimburse counties for farmland preservation planning
- Establish new minimum zoning standards to increase local flexibility and reduce land use conflicts; local governments may apply more stringent standards
- Increase income tax credits for program participants
- Improve consistency between local plans and ordinances
- Simplify the certification process and streamline state oversight
- Ensure compliance with state soil and water conservation standards
- Collect a flat per acre conversion fee when land under farmland preservation zoning is re-zoned for other uses

Establish Agricultural Enterprise Areas

- Maintain large areas of contiguous land primarily in agricultural use and reduce land use conflicts
- Encourage farmers and local governments to invest in agriculture
- Provide an opportunity to enter into farmland preservation agreements to claim income tax credits
- Encourage compliance with state soil and water conservation standards

Develop A Purchase Of Agricultural Conservation Easement (Pace) Grant Program

- Protect farmland through voluntary programs to purchase agricultural conservation easements
- Provide up to \$12 million in state grant funds in the form of matching grants to local governments
- and non-profit conservation organizations to purchase agricultural conservation easements from willing sellers
- Stretch state dollars by requiring grants to be matched by other funds such as federal grants, local contributions and/or private donations
- Establish a council to advise the state on pending grants and proposed easement purchases
- Consider the value of the proposed easement for preservation of agricultural productivity, conservation of agricultural resources, ability to protect or enhance waters of the state, and proximity to other protected land
- Ensure consistency of state-funded easement purchases with local plans and ordinances

The Working Lands Initiative is less than a year old and is still in the development stage. Up-to-date information is available from the State's website:

www.datcp.state.wi.us/workinglands/index.jsp.

FARMLAND PRESERVATION & EXCLUSIVE AG ZONING

This section would not be complete without a review of the history of farmland preservation and exclusive ag zoning in St. Croix County. In 1980 the St. Croix County Board of Supervisors adopted a Farmland Preservation Plan. The Plan was intended to guide development away from the most valuable agricultural resources in the county. The plan was written with extensive input from citizens and local officials, especially towns. The Farmland Preservation plan identified several tools for farmland protection. The only tool that was implemented was exclusive ag zoning. The other tools, identifying growth areas and setting development density in conjunction with smaller lot sizes, were not accepted. The plan was developed between 1978 and 1980 as a result of development pressures that had been accelerating since 1975. A Farmland Planning Advisory Committee was formed in September 1977. This committee met monthly for two years to apply for a grant, and develop the farmland preservation plan.

It is interesting that 30 years ago citizens were concerned with the same issues that are discussed today. The following are quotes from the Farmland Preservation Plan that illustrate some of the discussions and conclusions.

"Alarmed by rapid changes in the landscape, residents have expressed concern for controlling development."

"The survey results confirm popular support for land use planning to preserve farmlands."

"Development in rural areas has resulted in repeated conflicts between farm and nonfarm neighbors—complaints by nonfarm residents about odor and noise, increased valuations on farmland which can't be offset by increased production, dogs running loose bothering livestock—to name a few."

"A farming area can comfortably withstand a certain amount of development. However, when the balance shifts away from agriculture, farmers left in the area often lose the alternative to continue farming. Farm service businesses move out of local communities and farmers find themselves having to drive several miles to replace parts, repair machinery and obtain supplies."

"There are also social and environmental costs of rural nonfarm development."

"From an environmental standpoint, land, once developed, is essentially lost forever to agriculture. Land being a finite resource, wise stewardship would dictate that the most productive land be saved to produce food for this and future generations."

"In St. Croix County, there is still time to take measures to protect land and guarantee an agricultural community for future generations."

"Throughout the last five years (from 1975 to 1980) citizen interest has been the key moving force behind the concern over loss of farmland, and the planning process."

"The entire farmland preservation issue was initiated by citizens. Citizens have fostered measures to preserve agricultural land through the Task Force and the Advisory Committee."

"There are many hard questions to be answered. The public good must be weighed against the presumed right of owners to use the land however they, as individuals, see fit."

In a review of the community input from that time, it is clear that a substantial majority of rural residents supported protection of agricultural resources. Prior to 1974, St. Croix County ordinances required public sewer and water for all lots between one and five acres in size. In 1974, the county enacted a new set of ordinances that allowed one acre unsewered lots and set distinct requirements for minor and major subdivisions. As a result of these changes rural

residential lot creation rose dramatically between 1975 and 1979. As a result, many towns took several steps to slow residential development.

The towns of Baldwin, Cylon, Kinnickinnic, Stanton and Warren adopted subdivision ordinances prohibiting major subdivisions unless they were located on municipal sewer and water. The towns of Cylon, Stanton, Baldwin, and Pleasant Valley also adopted larger lot size provisions in their subdivision ordinances. Finally, the towns of Cylon, Stanton, Star Prairie, Somerset, St. Joseph, Erin Prairie, Baldwin, Troy, Pleasant Valley, Rush River and Eau Galle towns implemented exclusive agricultural zoning, in conjunction with the county. In one case the adoption of exclusive ag zoning occurred even before the Farmland Preservation Plan was adopted by St. Croix County. The Town of Richmond chose not to adopt a subdivision ordinance or exclusive ag zoning anywhere in the town.

Historically there has been some confusion about the difference between exclusive agricultural zoning, farmland preservation contracts and the income tax incentive associated with each. The farmland preservation contracts are a contract between the farmer or landowner and the state, in return for agreeing not to develop his land the owner gets tax rebates based on a formula. The tax rebates are increased if a farmland preservation plan is adopted and certified by the state.

The farmland preservation plan was certified by the state for most of the towns in St. Croix County. Under the contract, the landowner can not get 100 percent of the formula; he can only get 50 or 70 percent.

Exclusive agriculture zoning is also based on the farmland preservation plan, and it is adopted by ordinance enacted by both the town and county. With exclusive ag zoning, a landowner may receive tax rebates at 100 percent of the formula. The chart at right shows the amount of land in exclusive agricultural zoning in Richmond and the other towns in St. Croix County.

***Acres in Exclusive Ag Zoning -- 2009
St. Croix County***

TOWN	EXCLUSIVE AGRICULTURE		AG RESIDENTIAL	
	ACRES	% OF TOWN	ACRES	% OF TOWN
Baldwin	14,827	71.8%	5,257	25.5%
Cady	0	0.0%	0	0.0%
Cylon	14,641	63.1%	4,855	20.9%
Eau Galle	4,958	23.6%	15,687	74.8%
Emerald	0	0.0%	22,385	100.0%
Erin Prairie	19,806	86.9%	2,231	9.8%
Forest	0	0.0%	0	0.0%
Glenwood	0	0.0%	21,985	93.2%
Hammond	0	0.0%	20,943	98.9%
Hudson	0	0.0%	10,969	68.2%
Kinnickinnic	0	0.0%	22,070	98.2%
Pleasant Valley	8,718	75.6%	2,615	22.7%
Richmond	0	0.0%	19,249	93.2%
Rush River	9,254	81.3%	1,462	12.8%
Somerset	4,922	15.8%	25,270	81.4%
Springfield	0	0.0%	21,252	96.8%
Stanton	17,919	84.3%	1,196	5.6%
Star Prairie	3,547	17.5%	16,375	80.9%
St. Joseph	1,821	8.2%	18,405	83.3%
Troy	10,899	45.9%	12,598	53.1%
Warren	0	0.0%	21,332	96.2%
St. Croix County	111,782	25.0%	266,260	59.6%

Source: St. Croix County Planning & Zoning 2009

AGRICULTURE GOALS, OBJECTIVES & POLICIES

Goal: Preserve the town's rural character while allowing residential development. Protect agricultural resources and farming as a vocation in the Town of Richmond.

Objectives:

1. Maintain agriculture as the major economic activity and way of life within the town.
2. Allow development in locations, forms and densities, which supports the preservation of agriculture and rural character.
3. Preserve highly productive farmlands for continued agricultural use.
4. Encourage land uses that are compatible with agriculture and land preservation programs that work with farming.
5. Encourage traditional and nontraditional farming.
6. Manage growth to help limit conflicts between agriculture and non-agricultural land uses.
7. Support policies that strengthen and maintain a farm operator's right to farm.
8. Protect surface and groundwater quality.

Policies:

1. Support the continued operation and/or expansion of existing farms in Richmond.
2. Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.
3. Promote agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
4. Support the economic health of sustainable agriculture in the Town of Richmond.
5. Support fruit, vegetable and tree farms and greenhouses in the town, designed to supply food and ag products to local farmers markets and grocery stores in the area.



Agriculture is an important part of the economy in the Town of Richmond. Photo by Shawn Demulling.

6. Support innovative agriculture technologies.
7. Require that new residents receive a copy of St. Croix County's 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents and develop a Town of



The size of farm equipment, farm fields and distances traveled are all increasing. Photo by Shawn Demulling.

Richmond supplement that provides important information for town residents and can be inserted into the county handout. Provide copies of the handout and insert to all new residents as part of the building process and post copies on the Town's website.

8. Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.
9. Promote use of the forestry "best management practices" as minimum standards for logging and other uses.



Large fields with irrigation equipment are common in the Town of Richmond and indicate significant investments in production by land owners. Photo by Shawn Demulling.

10. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.

11. Direct development away from environmentally

sensitive areas and productive farm and forest lands.

12. Conservation design development is an option to preserve open agricultural ground.
13. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards, such as placing driveways along property lines, fencerows, or existing vegetation wherever possible.



Farmers are increasingly using semi trucks to haul the harvest from the fields. Local roads need to accommodate these vehicles. Photo by Shawn Demulling.

Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.

14. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and

operations between large-scale farms and nearby existing residences.

15. Encourage St. Croix County to study a voluntary purchase of development rights program.
16. Delineate, refine and protect "environmental corridors" as a composite of the Town's most sensitive natural areas.
17. Before approving any changes in land use, consider the impact on wildlife habitat, rare plant and animal species, and archeological sites.
18. Undertake concerted efforts to improve water quality in the most impacted watersheds.
19. Preserve and protect natural shoreline areas in the town.

NATURAL RESOURCES

The Town of Richmond has a rich natural history, which is the basis for its present physical characteristics. Over 100 years of human settlement and resource use have altered the physical characteristics of the landscape. The people who reside in it value the natural environment and the physical influences that make up the rural landscape. Natural features are important to consider when planning for future uses. The rural character of the Town of Richmond is an important consideration as well. This inventory of the physical features of the town describes the impacts of development on those features, and provides an analysis of systems that might be employed to mitigate the impacts of possible development on the landscape.

RESOURCE ASSESSMENT

GEOLOGY

SURFACE GEOLOGY AND PHYSIOGRAPHY

The surface geology of St. Croix County and particularly Richmond Township have been influenced by several periods of glaciation. Landforms produced by glacial deposition include end moraine, ground moraine and pitted outwash plains. The first glacier covered the entire county, while the second, the Wisconsin Stage, covered only the land northwest of the Willow River, including the northwest portion of Richmond.

End moraines are formed by deposition at the margin of a glacier during a standstill of the glacial front, when the rate of melting equals the rate of glacial advance. They form either at the point of maximum ice advance or during the recession of the glacier. The northwest portion of Richmond, north of the Willow River, is covered by end moraine from the Superior lobe of the Wisconsin Age of glaciation. This end moraine consists of unsorted glacial material ranging in size from clay to boulders. Typically, the topography is rugged to rolling or hummocky with deep stream gorges and kettles (pits), which may contain lakes or marshes.

Originally all of St. Croix County was covered by ground moraine deposited previous to the Wisconsin stage of glaciation. The material deposited was unsorted and resulted in a gently rolling topography.

The eastern half of Richmond is covered in ground moraine. Ground moraine is deposited under glacial ice as a blanket of unsorted rock debris, which ranges widely in size. Early-Wisconsin or pre-Wisconsin Age glaciers deposited the ground moraine. A gently rolling topography, meandering streams and few lakes characterize this ground moraine. The topography here is a gently undulating plain with moderate relief and no definite alignment of undulation.

Immediately adjacent to the leading edges of the end moraine deposited by the Superior lobe (south of the Willow River) is a pitted outwash plain of stratified layers of sand, gravel, silt, and clay. The outwash plain was deposited by running water from melting glaciers. Kettles developed in the plain from the melting of buried blocks of ice. The St. Croix River Valley, along the western extreme of the county, was a major glacial drainageway as the glaciers melted and receded.

BEDROCK GEOLOGY

Geology is very similar to a layered cake, with each layer representing a different geological material and different geologic period. Starting from the oldest and lowermost geologic material, then working our way forward through time:

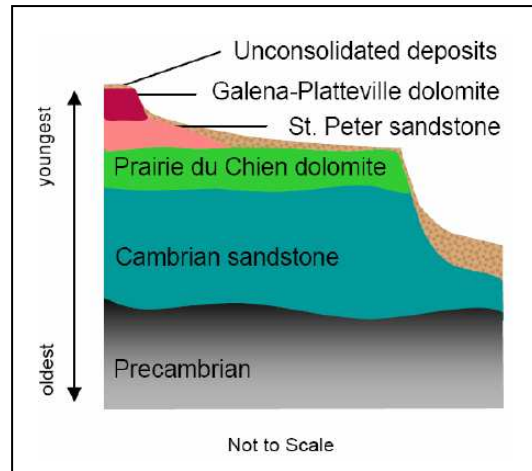
Precambrian Rocks are the bottommost layer of bedrock that can be found throughout St. Croix County and the entire State of Wisconsin. These rocks were formed around 4,000 to 600 million years ago and consist of some very old sedimentary rocks, as well as igneous and metamorphic rock types, primarily granite and basalt. This rock unit or layer is commonly referred to as crystalline bedrock. Precambrian red shale and rhyolite have been identified in the Hudson area.

Cambrian Sandstones are sedimentary rocks that were formed from about 600-425 million years ago. During this time period eroded sands were deposited in layers on the ocean floor. These layers formed a loosely cemented sandstone rock which is between 300-500 feet thick and are present under the entire county. They are primarily sandstone but include subordinate shale, siltstone and dolomite. Predominant formations of the Cambrian include Mt. Simon, Eau Claire, Galesville, Franconia and Trempealeau.

Ordovician Rocks are sedimentary rocks which are the uppermost bedrock layer in St. Croix County consisting of sandstones, shales and dolomites. These are further defined as the Prairie du Chien group, St. Peter Sandstone Formation, Galena-Platteville Formation.

Unconsolidated materials of mainly till and sands, were deposited by glaciers (glacial drift) and are found overlying the bedrock throughout almost the entire county.

The majority of the bedrock geology of Richmond Township is limestone bedrock called Prairie du Chien Dolomite. There are also pockets of the Ancell Group (St. Peter Formation), Tunnel City Group and a small portion of the Sinnepee Group (Platteville Formation). The disposition of each is depicted in Map 1 Bedrock Geology.



TOPOGRAPHIC FEATURES

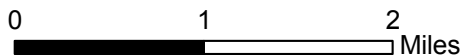
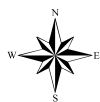
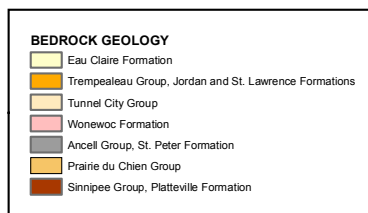
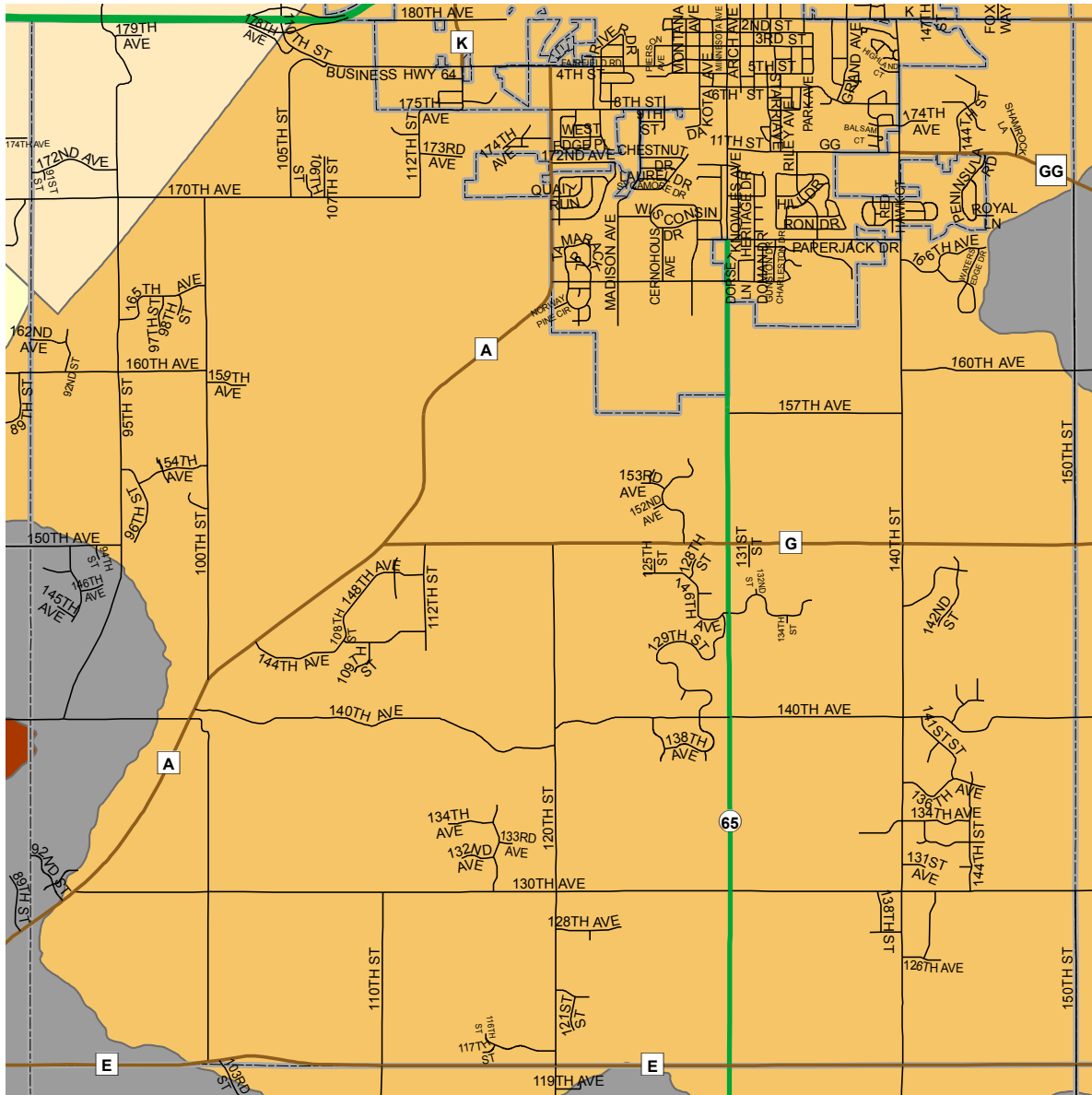
The Town of Richmond is part of larger geographic structures sharing some common characteristics or conditions. Physically, St. Croix County is part of the "western upland" region of Wisconsin. This region extends parallel to the Mississippi and St. Croix Rivers from Polk County to the Illinois border and to the east from 30 to 75 miles. Surface topography in the western upland ranges from gently rolling to very steep with ridges separating deeply incised stream valleys. The southern two-thirds of the region is characterized by rugged topography, while the northern third tends to have a smoother surface in most areas. The western upland is higher in elevation than the central plain region to the east, but is lower in elevation than the northern highland region that extends northward from Polk County.

The topography ranges from gently rolling to hilly and rough. Areas of more rugged topography are found along the Willow River drainage system.

The Topographic Elevation of Richmond is depicted in Map 2 Elevations.

Map 1

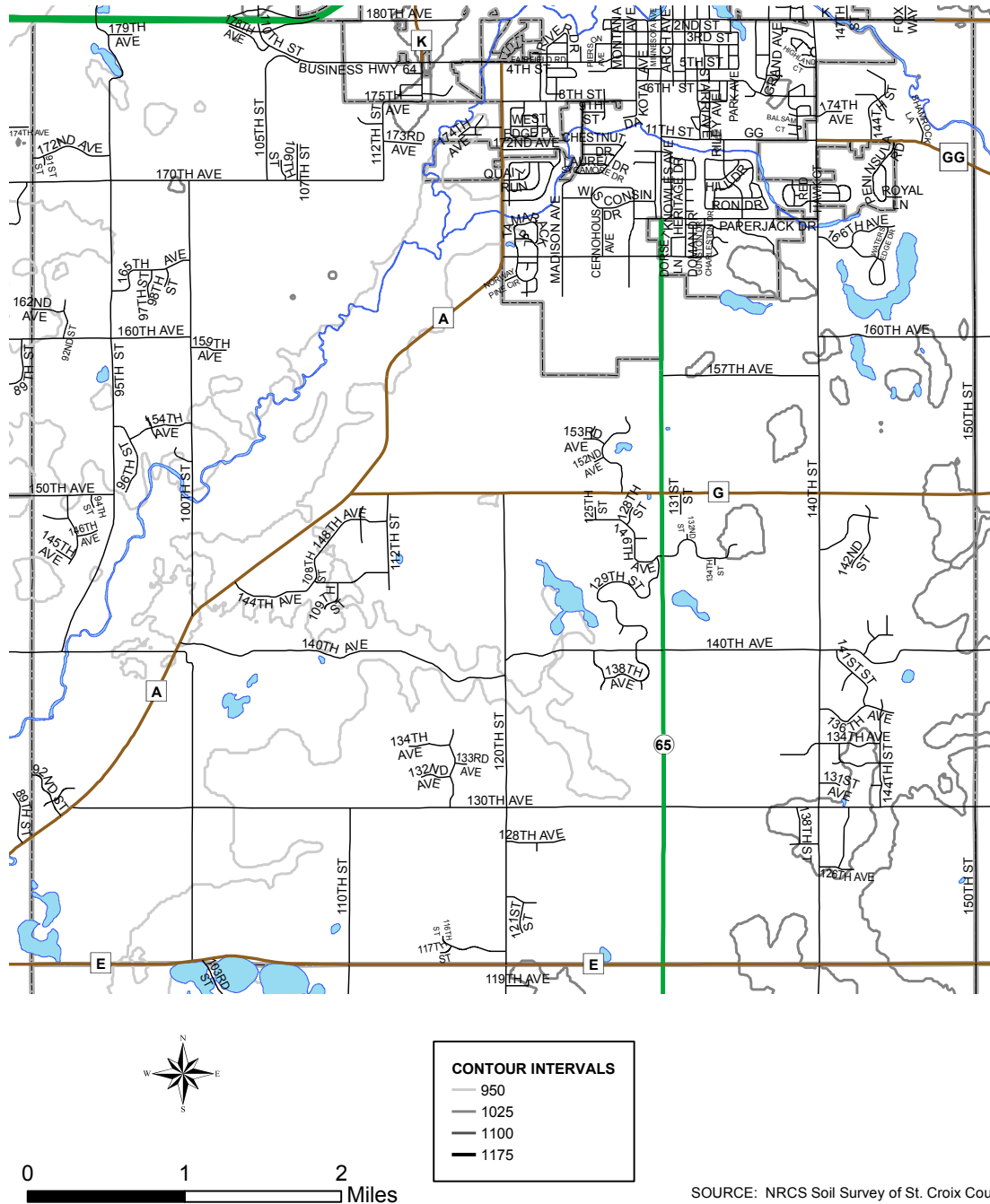
Bedrock Geology TOWN OF RICHMOND



SOURCE: Bedrock Geology of Wisconsin Map

ELEVATIONS: Contour Intervals of 75 Feet TOWN OF RICHMOND

Map 2



SOILS

Soil properties are an important factor in how land is used. They indicate how productive farmland is, where sand and gravel is, and limitations for development. Indeed, the types of soils in an area often dictate the best use of the land. Hence, soil suitability interpretations for specific urban and rural land uses are essential for physical development planning and determining the best use of the soils on a site.

St. Croix County through the United States Department of Agriculture Natural Resources Conservation Service (NRCS) produced a digital soil survey that provides detailed soils mapping for the county at a scale of one-inch equals 1000 feet. In addition, the survey has produced information on the physical, chemical and biological properties of the soils, and provided soil property interpretations for agricultural, engineering, planning and resource conservation activities.

MAJOR SOIL ASSOCIATION GROUPS

St. Croix County has a wide variety of soils ranging from heavy, poorly drained to light and droughty. Soils that are generally excessively drained and well drained are found in the western half of the county. The moderately drained and somewhat poorly drained soils predominate in the county's eastern half. However, both extreme soil conditions are found throughout much of the county, making management difficult.

Widely varying soil types and complex slopes make the application of some best management practices troublesome. There are many areas with poorly drained soils on relatively steep slopes, which combine erosion with drainage problems.

The General Soil Map shows the soil associations in the Town of Richmond. Soil associations are landscapes that have distinctive patterns of soils in defined proportions. They typically consist of one or more major soils and at least one minor soil, and are named for the major soils. The General Soils of Richmond are depicted in the map below. It provides general soils information for the Town and is not intended to provide information for site-specific applications.

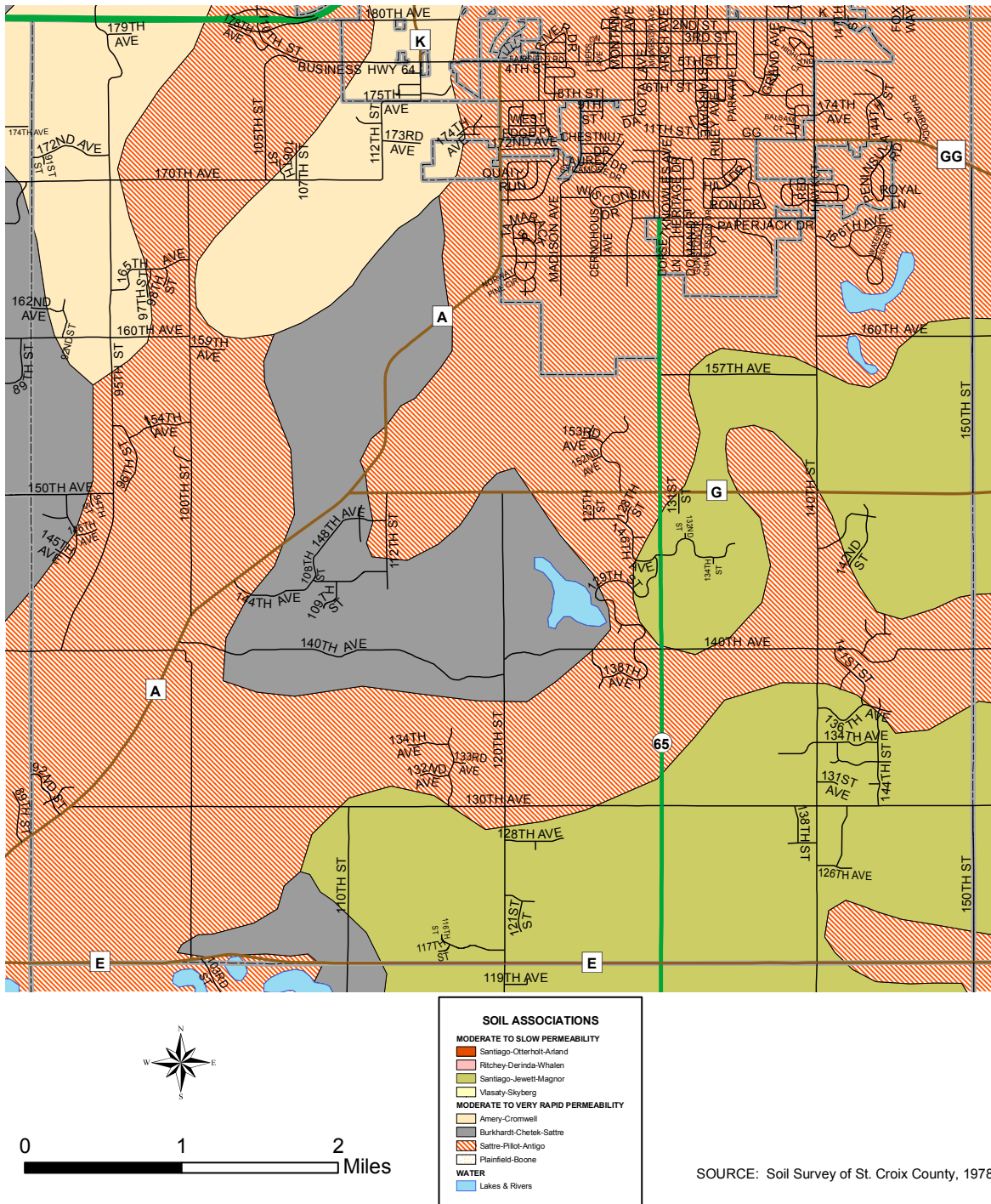
RADON TESTING

Radon is a colorless, odorless gas produced by the decay of radium (which is produced by the decay of uranium). Deposits of radium and uranium are common in rock and soil. Studies have shown that exposure to radon gas and its decay products can increase the risk of lung cancer. The risk of developing lung cancer is related to the concentration of radon in the air and the length of time an individual is exposed.

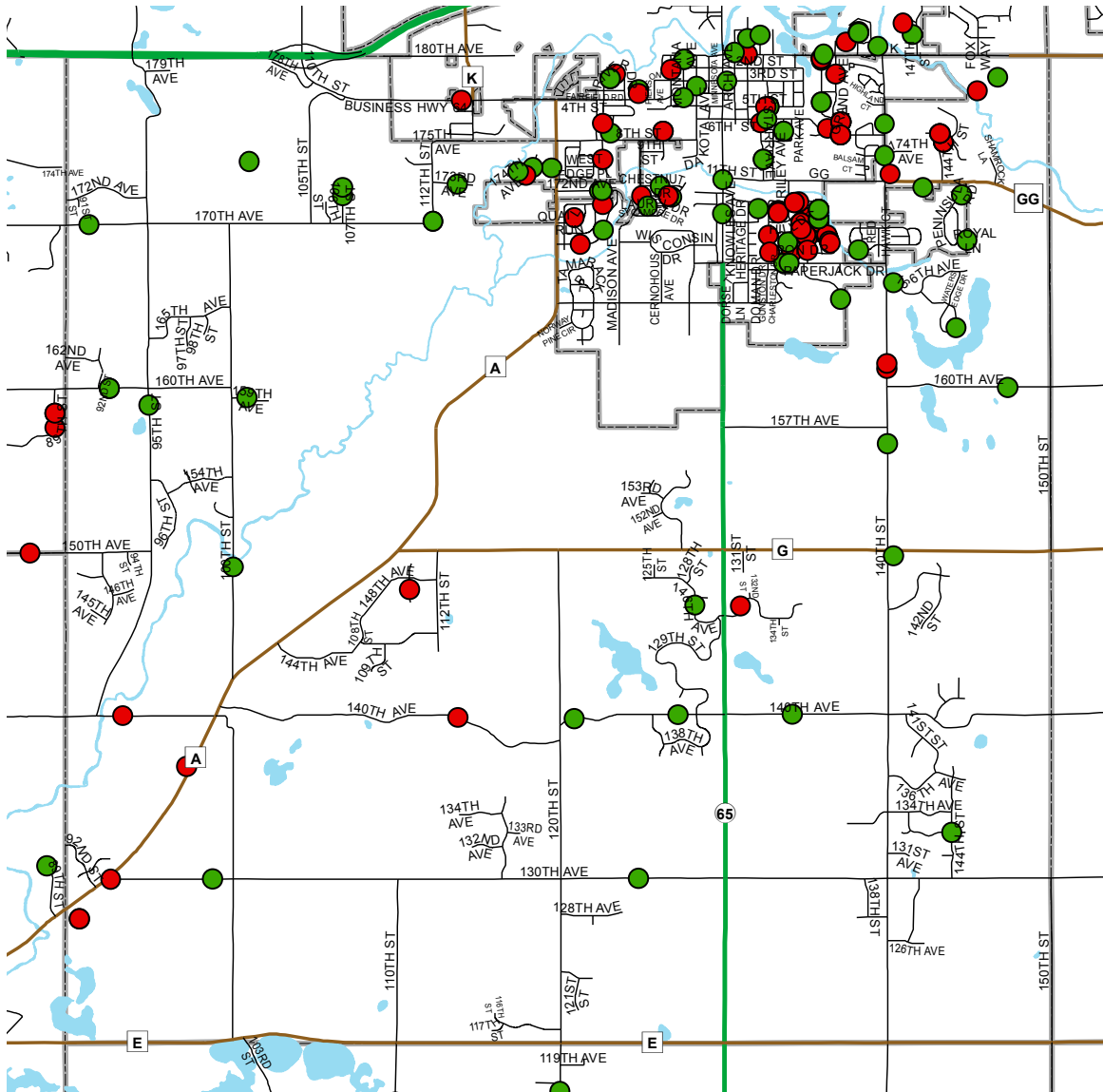
Radon has been identified in numerous homes throughout St. Croix County and in many homes in Richmond. Radon tests were taken by individual landowners using kits obtained through St. Croix County. Radon levels can vary greatly from home to home, the only way to identify elevated radon levels is to test your home. Radon test results do not predict the radon levels in neighboring homes. They do show, however, that elevated radon levels can occur anywhere. Please see map below. Additional information on radon, testing and health impacts, is available at the following website: www.dhfs.state.wi.us/dph_beh/RadonProt.

General Soils TOWN OF RICHMOND

Map 3



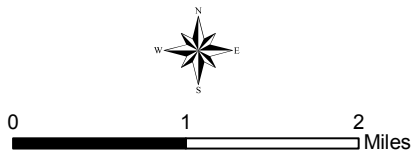
Radon Test Levels TOWN OF RICHMOND



Radon Tests

Reading Level in PPM

- 0.0 - 3.9
- Greater Than 4



SOURCE: Home Owner Test Kits collected by St. Croix County Public Health, 2008.

SOIL SUITABILITY INTERPRETATIONS

The soil survey provides important information about the suitability of land for different rural and urban uses. The interpretation of soils involves assessing the characteristics of soils that affect a specific use and predicting the various limitations those soils place on a land use. In the Town of Richmond, the available soil suitability interpretations of importance are those regarding septic tank absorption fields, agriculture, potential sand and gravel deposits, bedrock at or near the surface, and water table depth.

SUITABILITY FOR PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS

Private Onsite Wastewater Treatment Systems (POWTS) are subsurface systems of perforated pipe, which distribute effluent from septic tanks to the soil. Soil between 18 inches and six feet is evaluated for properties that affect absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to bedrock and water table, and susceptibility to flooding. The layout and construction of a system is affected by soil conditions related to slope, erosion potential, lateral seepage, and downslope flow of effluent. Soils with characteristic large rocks and boulders present additional problems, and increase the costs of system construction.

The state requirements for septic system siting are specified in COMM 83 of the Wisconsin Administrative Code. This code relies heavily on the ability of the soil to effectively treat the effluent discharged from the POWTS drainfield. The original soil survey suitability interpretations for St. Croix County were reviewed and updated by county staff to include information on suitability for POWTS based on COMM 83 soils criteria, public sanitary sewer or alternative treatment. The NRCS soil interpretations for septic tank absorption fields consider most excessively drained soils occurring over fractured bedrock or high water tables a severe limitation to septic system development because effluent in these situations can be readily transported to the groundwater and be detrimental to groundwater quality.

The map below, Limitations for Septic Systems depicts those soils in the Town of Richmond with severe limitations based on the updated interpretation for POWTS.

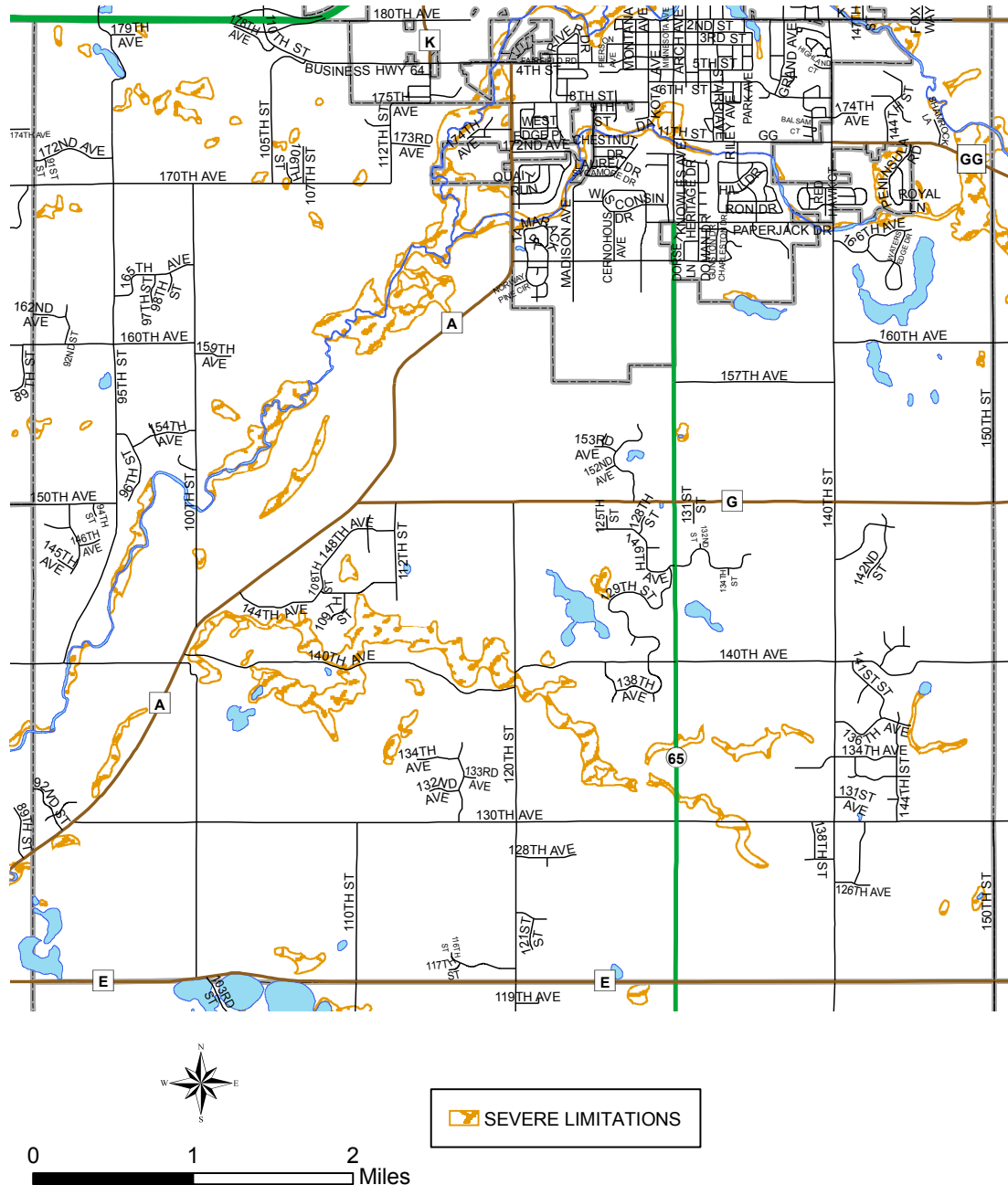
SUITABILITY FOR EXTRACTION OF MINERALS (NON-METALLIC)

The Town of Richmond has significant supplies of sand and gravel. The soils amongst glacial outwash are the most likely source for sand and gravel as the melting waters of the glacier were most active in sorting and depositing high-quality sand and gravel in this area. Where the bedrock is at or near the surface of the ground are areas which are probably most suited for quarrying stone.

The maps below, Potential Sand Deposits and Potential Gravel Deposits show probable locations for sand and gravel deposits in the Town of Richmond.

Map 5

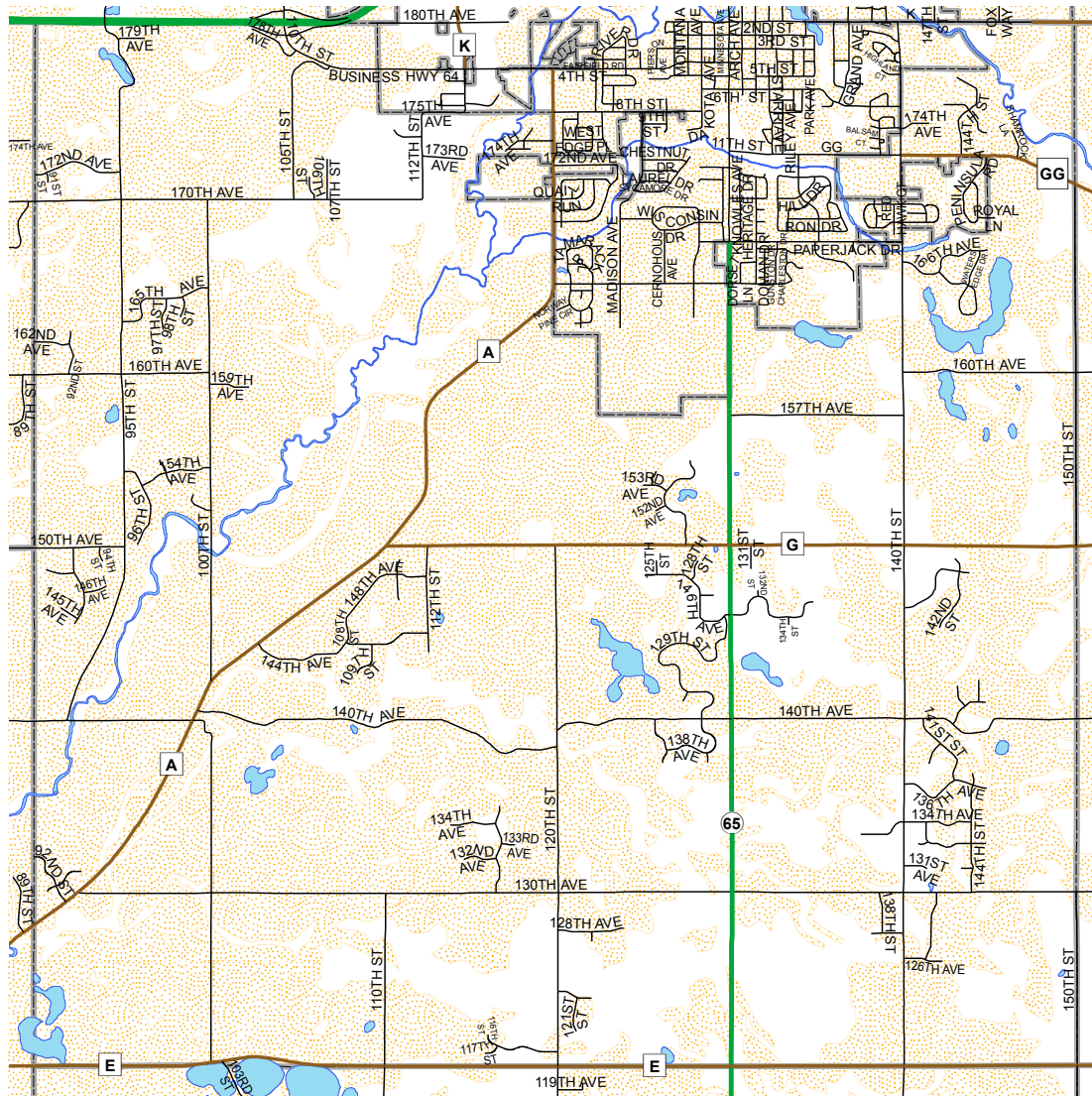
Limitations for Septic Systems TOWN OF RICHMOND



SOURCE: Soil Survey of St. Croix County, 1978.

Potential Sand Deposits TOWN OF RICHMOND

Map 6



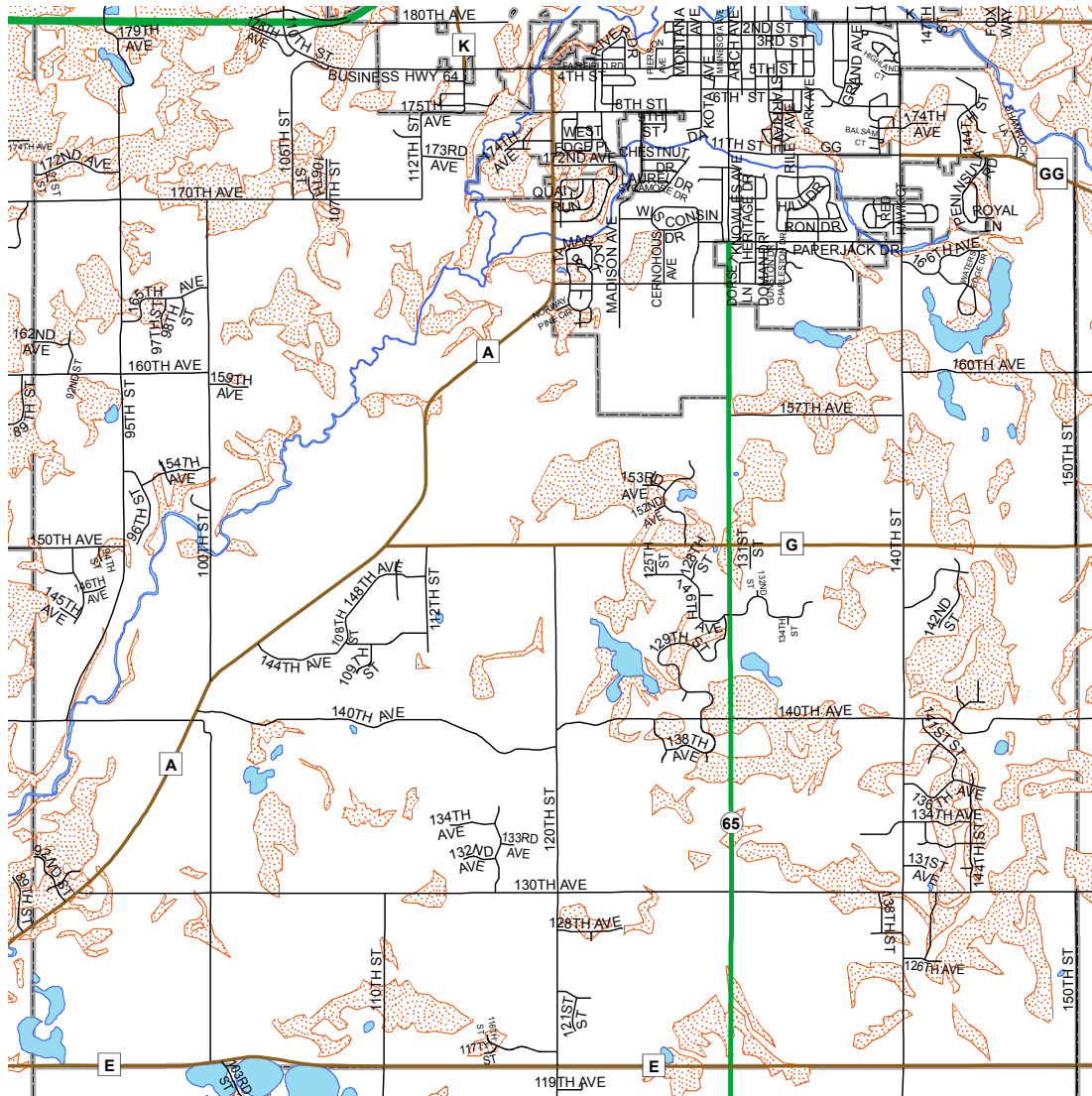
PROBABLE SAND DEPOSITS
AVAILABLE FOR EXTRACTION

0 1 2 Miles

SOURCE: NRCS Soil Survey of St. Croix County.

Potential Gravel Deposits TOWN OF RICHMOND

Map 7



PROBABLE GRAVEL DEPOSIT
AVAILABLE FOR EXTRACTION

0 1 2 Miles

SOURCE: NRCS Soil Survey of St. Croix County.

WATER RESOURCES

SURFACE WATER

Lakes, ponds, rivers, streams, and intermittent waterways and natural drainageways make up the surface waters of the Town of Richmond. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainageways that collect and channelize overland rainwater or snowmelt runoff. Natural drainageways are characterized by intermittent streams, threads, rills, gullies and dry washes that periodically contribute water to first-order streams. There are also many artificial drainageways where the natural drainageways have been altered by human activity. All of these features have the ability to transport sediment and pollutants, and are affected by their watersheds, the land that surrounds them.

The surface waters of Richmond occupy a major drainage system of northwestern Wisconsin. The St. Croix River basin which is part of the Mississippi River basin, covers the western two-thirds of the county and the Town of Richmond. The Willow River, which traverses the Town of Richmond; Apple River, Trout Brook, and Kinnickinnic River are within the St. Croix River basin. There are also wetlands, intermittent streams or dry runs and other surface drainage features that carry water only during spring runoff or during extreme storm events.

Although the entire county was subjected to glacial action, the topography has since been eroded and worn so that it is now a well-drained area. The most recent glaciation (Wisconsin Stage) only covered the land northwest of the Willow River. Here, the end moraine left many kettle hole lakes, but these have almost all disappeared and are now seen as wet depressions. Most of the remaining surface waters are some relatively larger lakes, streams and artificial impoundments.

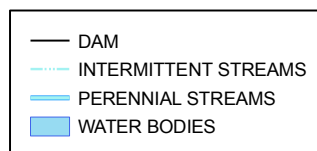
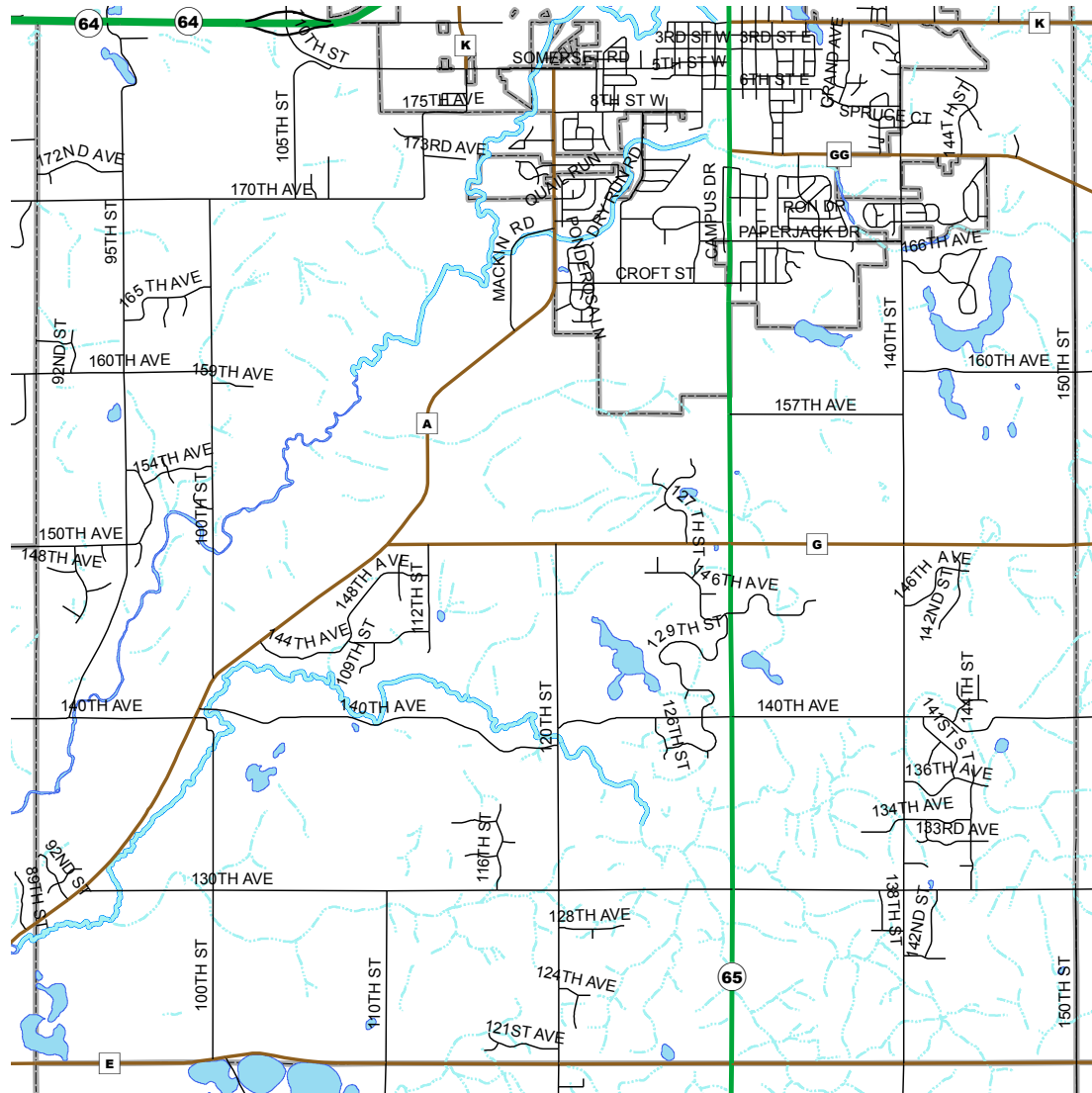
Richmond's water resources include: Brushy Mound Lake, Lundy and Long ponds, Anderson Springs, Paperjack Creek, Ten Mile Creek and Springs and the Willow River. The map below, Water Bodies and Drainage depicts the water resources of the Town of Richmond.

WATERSHEDS

The lakes, rivers and wetlands of the town are impacted by land use practices in the watersheds that drain to them. Most of the pollutants that enter surface water resources are carried in runoff from many diffuse or nonpoint sources. The major pollutants of concern are sediment carried from areas with bare soil such as crop fields and construction sites and phosphorus attached to soil particles or dissolved in water from fertilizers and livestock operations and private onsite wastewater treatment facilities. There are four watersheds in Richmond: Lower Apple River, Upper Willow River, Lower Willow River and Kinnickinnic. Please see the Watershed Map below.

Water Bodies and Drainage TOWN OF RICHMOND

Map 8

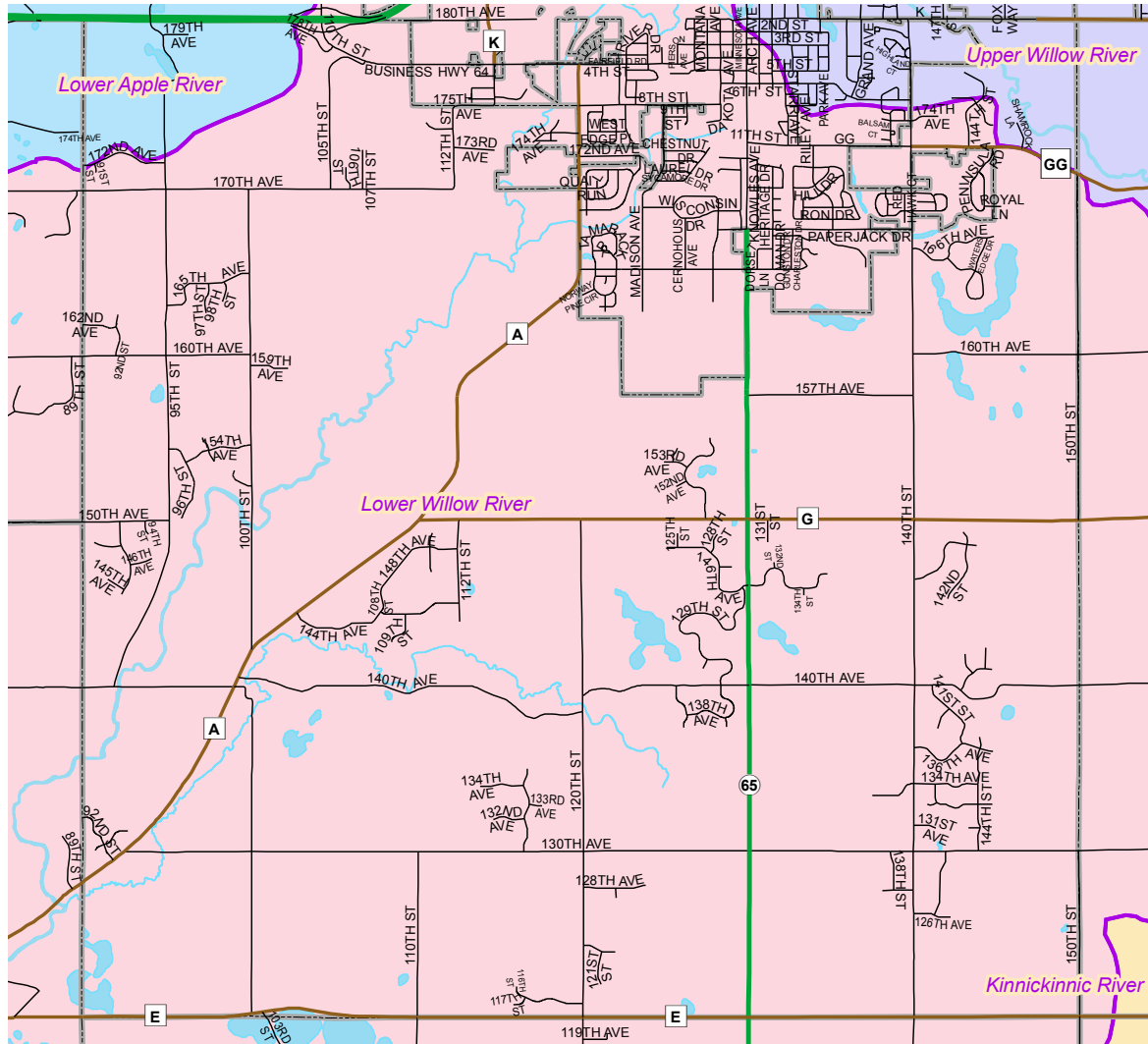


0 1 2 Miles

SOURCE: NRCS Soil Survey of St. Croix County.

Watersheds TOWN OF RICHMOND

Map 9



0 1 2 Miles

Watersheds	
	Kinnickinnic River
	Lower Apple River
	Lower Willow River
	Upper Willow River

SOURCE: St. Croix County Planning / Land Information

SURFACE WATER QUALITY

- The streams and rivers in the town meet fish and aquatic life and recreational use standards.
- In general, water quality in the St. Croix River Basin, which includes all the water bodies in the Town of Richmond, is good.
- Water quality and aquatic habitat in the town's water bodies are threatened by non-point source pollution from agricultural land use, construction sites and rural residential development.
- The Willow River is classified as a Class III Trout stream for 1.8 miles from Anderson Springs to 100th Street and as a warm-water fishery above and below that section.
- Ten Mile Creek is classified as a Class II Trout stream for 3 miles and as a warm water fishery for 7.4 miles.
- The Wisconsin Department of Natural Resources (WDNR) has an Outstanding Resource Waters (ORW) list and an Exceptional Resource Waters (ERW) list. Outstanding and Exceptional Resource Waters are protected through WDNR regulation. These waters may not be lowered in quality due to WDNR permitted activities such as wastewater treatment plants. There are no ORW or ERW designated waters in the Town of Richmond.
- The WDNR also has an impaired water list, known as the 303(d) list. This list identifies waters that do not meet water quality standards. The WDNR uses the list as the basis for establishing strategies to improve water bodies using total maximum daily loads. The priority watershed program uses conservation practices to improve the water body. There is one impaired waterbody in the Town of Richmond.
- A 1.98 mile section of the Willow River from 100th Street to 140th Avenue has been designated as impaired due to phosphorous loading and low dissolved oxygen from nonpoint sources such as animal grazing and feeding operations, shoreline grazing, residential lawns, streambank destabilization or discharge from municipal systems.
- Issues in the Upper Willow River Watershed include sedimentation, groundwater contamination by surface water entering through sinkholes, livestock waste entering streams and spring runoff or other heavy rain events that turn dry runs into temporary rivers.

GROUNDWATER

Major aquifers in St. Croix County include sand and gravel deposits and dolomite and sandstone bedrock. These aquifers are the source of all potable (drinkable) water in the Town of Richmond and St. Croix County. The sand and gravel aquifer consists of unconsolidated sand and gravel in glacial drift and alluvium. These deposits occur throughout about one-fourth of the county, either at the land surface or buried under less permeable drift. The sand and gravel aquifer can yield sufficient water yield for private residential water supplies. The sandstone aquifer includes all sedimentary bedrock younger than the Precambrian age. The sandstone aquifer is continuous over the county and includes, from youngest to oldest rock formations, the Galena-Platteville unit of the Ordovician age, St. Peter Sandstone, the Prairie du Chien Group, and sandstones of the Cambrian age.

The Prairie du Chien dolomite and the Cambrian sandstones are the major water-yielding rocks in much of the county. The Prairie du Chien is the uppermost-saturated bedrock and is used extensively for private residential water supplies. The ability of the Cambrian sandstone to store and yield water, and its generally great thickness makes it the principal source of municipal water supplies. The Galena-Platteville unit is mostly unsaturated; the St. Peter Sandstone is found in a small area and is partly saturated and yields some water to wells.

The source of all groundwater recharge in St. Croix County, including Richmond, is precipitation. Between one and ten inches of precipitation per year infiltrates and recharges the groundwater aquifers. The amount infiltrated depends mainly on the type of rock material at the land surface. Most groundwater moves through the unconsolidated material and bedrock units and then discharges to surface waters, such as lakes, rivers and wetlands.

The groundwater elevation map below shows the elevation of the top of the zone of saturation. The elevation from sea level of the water table ranges from almost 980 feet along the eastern edge of the town to just under 880 feet in the northwestern corner of the town. The water table is under the glacial drift and within the bedrock in about half of St. Croix County.

AREAS WITH HIGH RELATIVE SUSCEPTIBILITY TO GROUNDWATER POLLUTION

Groundwater supplies potable (drinkable) water to the residents of Richmond. Some land areas, because of inherent physical resource characteristics, do not attenuate (lessen the impact of) pollutants very well, which may be introduced into the environment. These areas should be protected from certain high-risk land uses and have best management practices and monitoring established, especially when in proximity to any wells that supply drinking water.

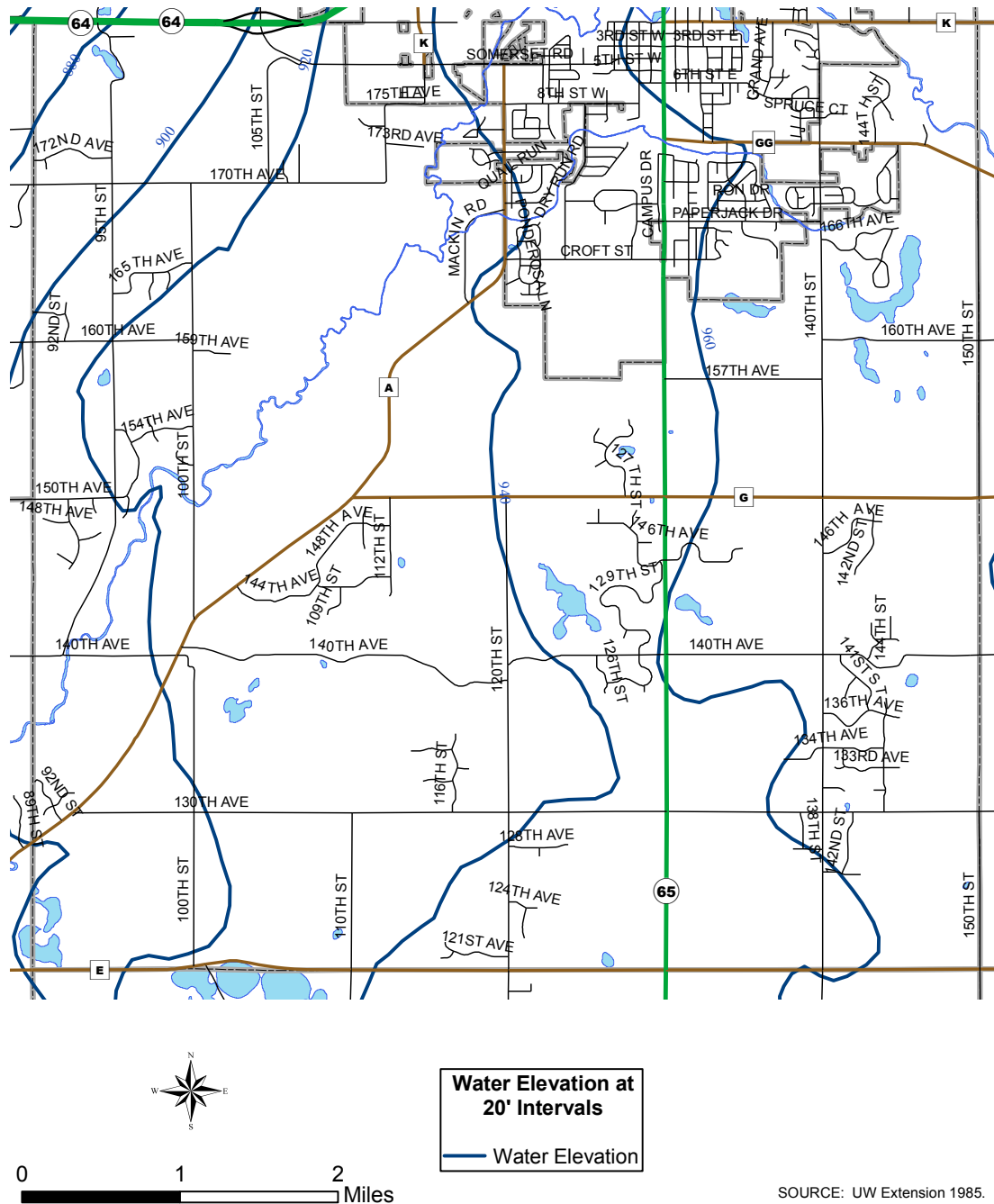
Groundwater can be adversely affected when contaminants are released into or spilled upon the ground. Some factors influencing an aquifer's susceptibility to pollution are depth to groundwater and bedrock, type of bedrock, sub-surface permeability, and the soil's ability to lessen the impact of pollutants. The Depth to Groundwater of the Town of Richmond is depicted in the map below.

High-risk activities, such as a business or industry using hazardous materials, pose serious threats to groundwater and should be kept out of the immediate recharge areas of public and private wells. Point sources of groundwater contamination can include chemical spills, landfills, failing septic systems, abandoned wells, etc. However, non-point pollution of groundwater from agricultural run-off, lawn fertilizers, contaminants in stormwater and improper disposal of household chemicals (e.g. bleach, used motor oil, paints, etc.) can also cause groundwater pollution.

Groundwater Elevation

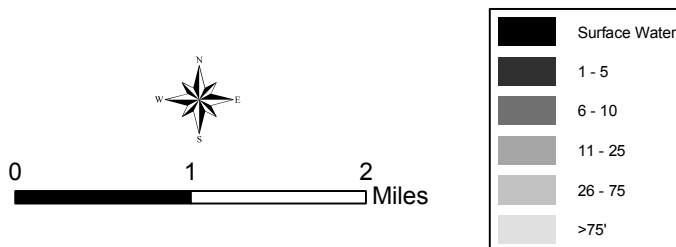
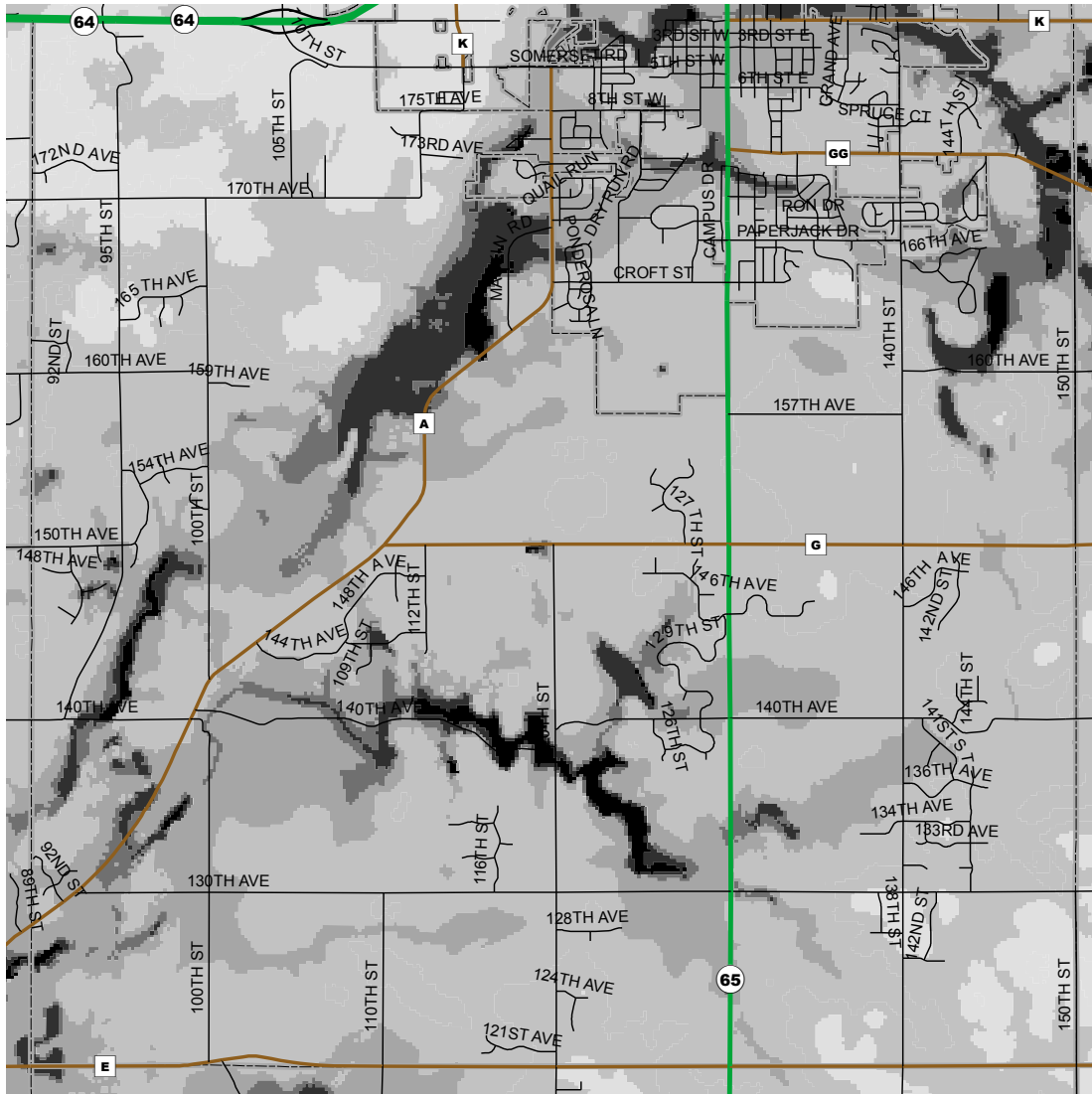
TOWN OF RICHMOND

Map 10



Depth to Groundwater TOWN OF RICHMOND

Map 11



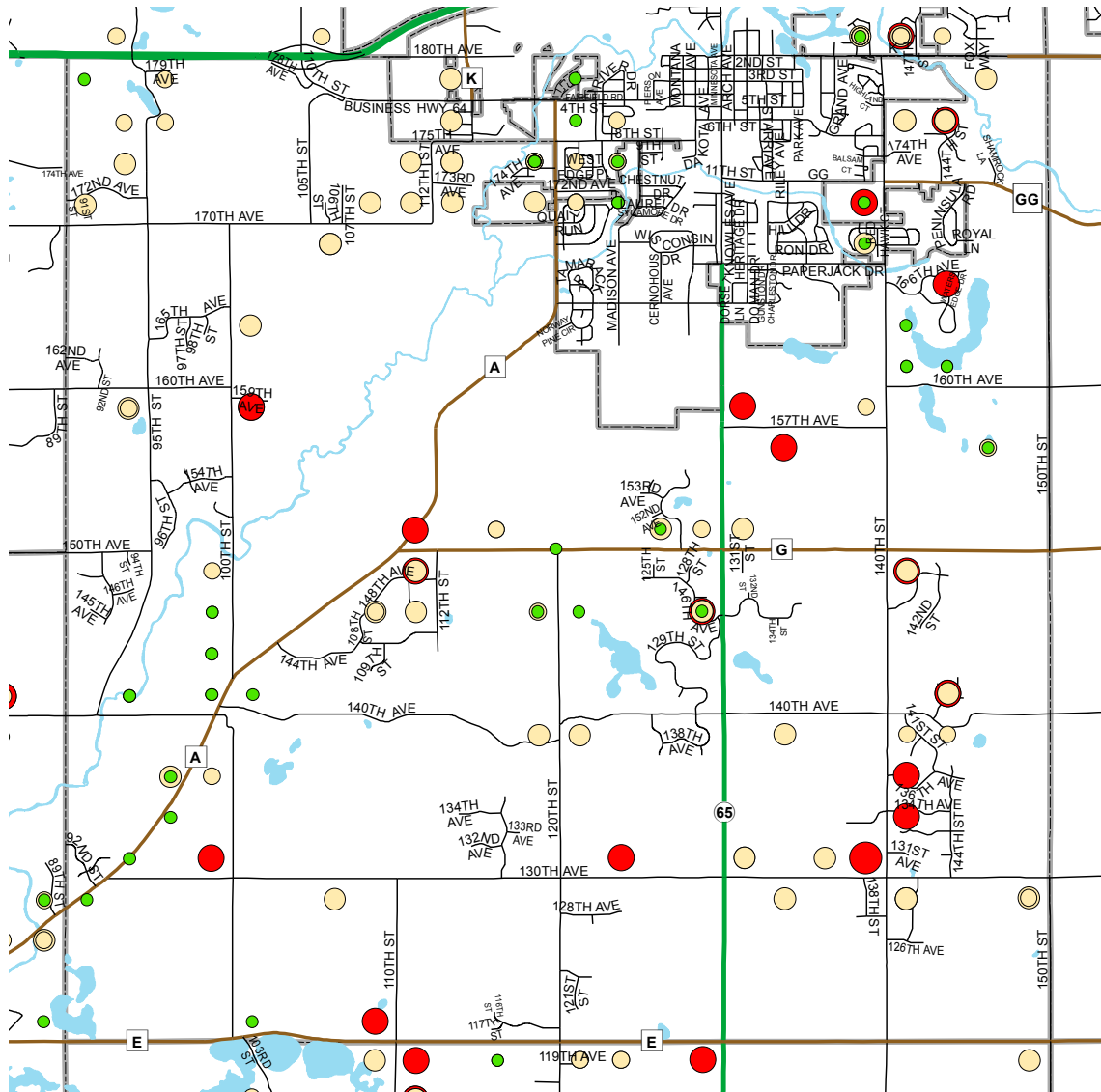
SOURCE: USGS

GROUNDWATER QUALITY

- The dolomite aquifer underlies all of St. Croix County and is the principal source of water for residential, municipal and industrial supplies.
- The quality of groundwater in St. Croix County is generally good. However, some water has chemical characteristics that make it objectionable or unsuitable for domestic or industrial uses.
- Groundwater in St. Croix County is classified as hard or very hard due to the presence of calcium and magnesium.
- Iron and manganese are found in water from all of St. Croix County's aquifers. Concentrations greater than the recommended limits are common.
- Nitrate concentrations in the water are localized but are becoming more of a problem throughout the county. Nitrates greater than 10 parts per million have been found in about a dozen private wells in the Town of Richmond. Please see the Nitrates in Groundwater map below.
- Old, unused wells and karst land features such as sinkholes, exposed bedrock , springs and disappearing streams and ponds can act as direct conduits for polluted runoff to enter the groundwater. Agriculture is the major land use in Richmond and most cropland receives applications of animal waste and commercial fertilizers. These applications contribute to groundwater quality problems, as do other land use activities on the surface of the land.
- There are now four Atrazine (a pesticide) prohibition areas within St. Croix County. One on the edge of Star Prairie and Stanton; one in Erin Prairie; one in Springfield; and one at the junction of the towns of Hammond, Warren, Pleasant Valley and Kinnickinnic.
- A report entitled "An Introduction to Groundwater in St. Croix County" completed in May 2006 by the UW-Extension and UW-Stevens Point provides a more complete analysis of St. Croix County's groundwater. The report looks into a broader range of water quality measurements such as coliform bacteria, arsenic, nitrates, triazine, arsenic, chloride, hardness and pH. The report may be access on St. Croix County's website, under the Land and Water Conservation Department's Drinking Water program, www.sccwi.us/lwcd choose Drinking Water Testing.

Groundwater Quality TOWN OF RICHMOND

Map 12



Nitrogen Levels in PPM

- 0.0 - 2.2
- 2.3 - 5.6
- 5.7 - 10.0
- 10.1 - 21.1
- 21.2 - 53.4

SOURCE: Drinking Water Program,
UW Extension and St. Croix County
Private Well Data, 2007

ISSUES AFFECTING SURFACE & GROUNDWATER QUALITY

- Agricultural runoff into the lakes and streams of the county has contributed to the degradation of water quality in some areas.
- The internally drained closed depressions and their corresponding high water tables are very sensitive to runoff and septic system effluent.
- The increased number and density of Private Onsite Wastewater Treatment Systems (POWTS) can lead to nitrates in the groundwater, if these systems are improperly installed or are not maintained. All POWTS are required to be inspected every three years, and most will need to be pumped at that time. Improper use of a system could lead to premature failure of the system, expensive repairs and water contamination. St. Croix County reminds residents of the septic system inspection requirement on a three-year rotational basis and requires proof that the system has been inspected.
- Along with rural residential development come problems such as storm water control and soil erosion.
- Increased lakeshore development has occurred in St. Croix County, causing increased runoff into the lakes, which can lead to water quality degradation.
- Landowners should test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.

WELLHEAD PROTECTION AREAS

Municipal water suppliers are required by state administrative code to establish wellhead protection measures for new wells. It is also appropriate to establish protection measures for existing public water supply wells to protect the public health, safety and welfare, and to reduce public costs should a pollution event occur. Because it is difficult to adequately react to a pollution event that occurs in proximity to a well strict prohibitions of certain high-risk land uses should be established for that area (within the 30-day time of travel of contributing groundwater to a well). Certain high-risk land uses should be limited, and best management practices and monitoring established in the area between the 30-day and five-year time of travel of contributing groundwater to a public water supply well.

ENVIRONMENTALLY SENSITIVE RESOURCES

FLOODPLAINS

Wisconsin Statute 87.30(1) (59.692) requires counties, cities and villages to implement floodplain zoning. The purpose of Wisconsin Administrative Code NR116, Floodplain Management Program, is the protection of property and public investments from the effects of flooding. Federal Emergency Management Agency 100-year floodplain maps are usually used to delineate flood hazard areas. Counties are required to adopt reasonable and effective floodplain zoning ordinances within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. St. Croix County has adopted and implemented a floodplain ordinance into the county zoning ordinance. This ordinance was revised in 2009. This ordinance is effective in all towns. The floodplains of the Town of Richmond are depicted in the map below.

SHORELANDS

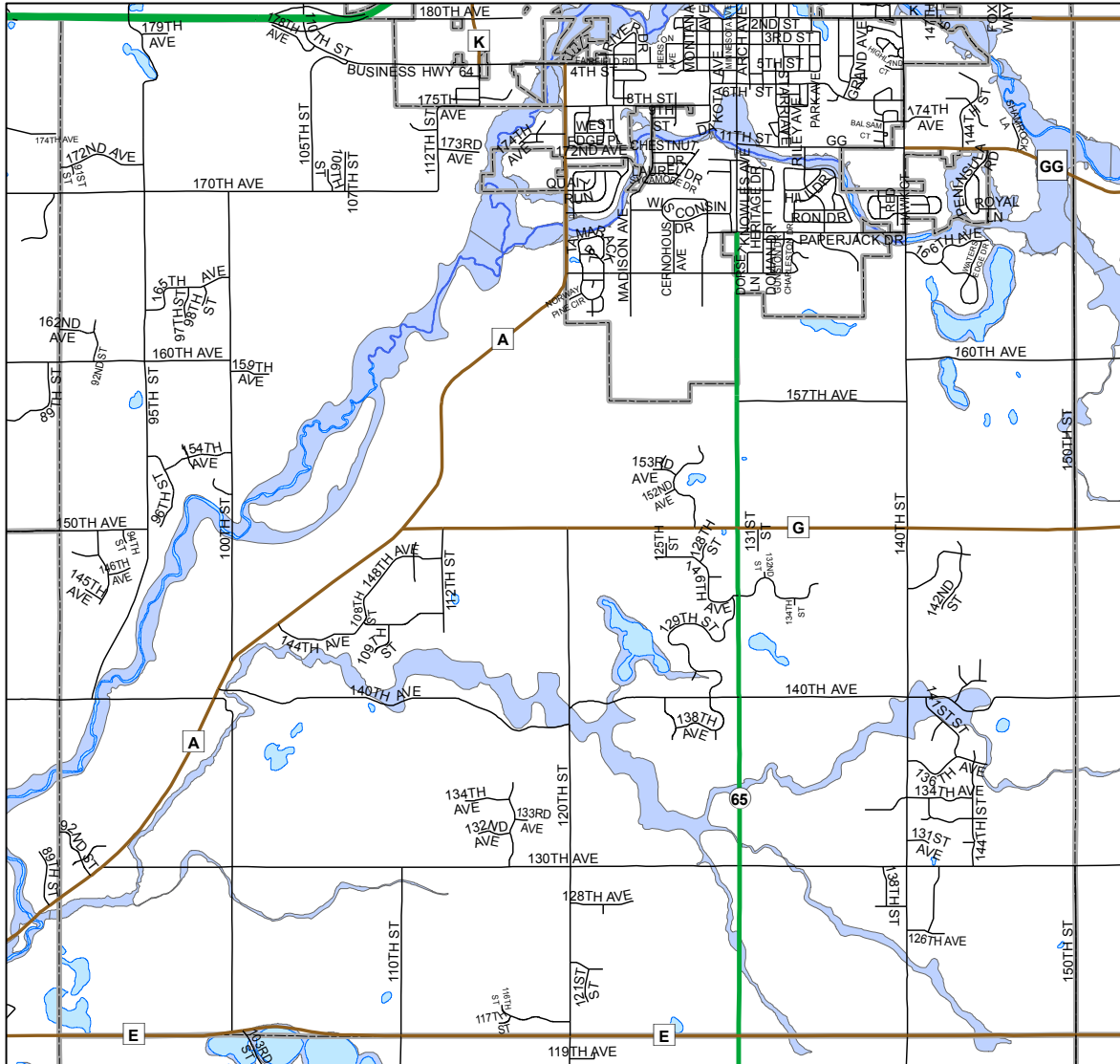
Lands within 1000 feet of the ordinary high water mark of a lake or pond and 300 feet past the ordinary high water mark or landward edge of the floodplain, whichever is greater, of a river or stream are designated shorelands. Shorelands are usually considered prime residential building areas because of their scenic beauty. However, shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation. Shorelands also act as buffers and thus serve to protect water quality.

Wisconsin requires counties to protect and prevent the loss and erosion of these valuable resources by adopting and enforcing a shoreland ordinance. The authority to enact and enforce this provision comes from Wisconsin Statutes 59.971 and 144.26. Wisconsin Administrative Code NR115 dictates the shoreland management program. County ordinances can be more, but not less, stringent than NR115. Town approval is not required. Counties may permit only certain uses in wetlands of five acres or more within the shoreland zone.

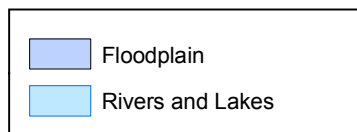
The state requirement of shoreland zoning were adopted by St. Croix County and incorporated as part of the county's zoning ordinance. Shoreland zoning requirements in St. Croix County's ordinance permit only certain uses in wetlands of three acres or more within the shoreland zone. This ordinance is effective in all towns. The shorelands of Richmond are shown in the map below. Site investigation of all floodplains and shorelands is required to ensure compliance with federal and state regulations.

Floodplains TOWN OF RICHMOND

Map 13



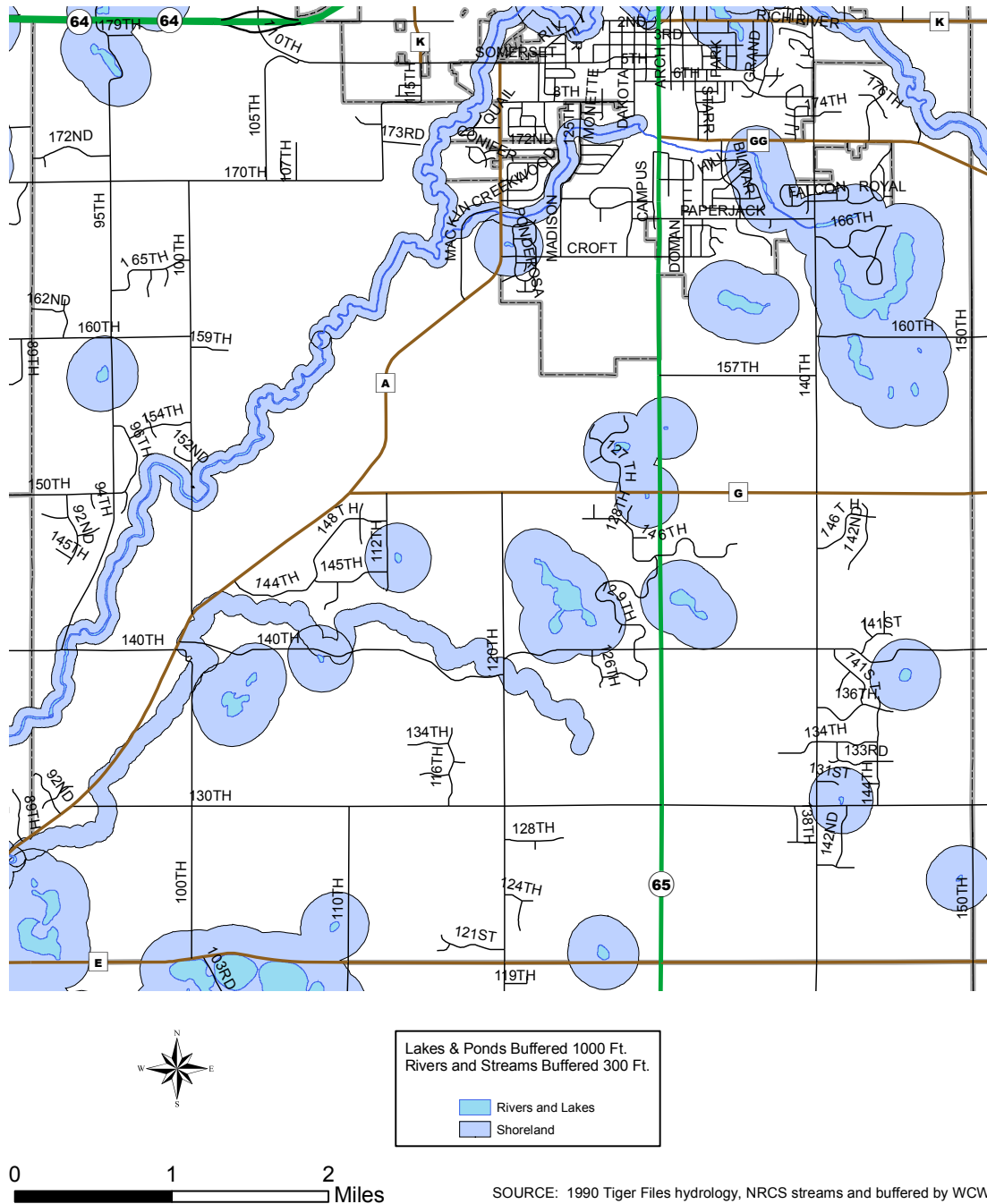
0 1 2 Miles



SOURCE: FEMA/DFIRM, 2009

Shorelands
TOWN OF RICHMOND

Map 14



WETLANDS

Wetlands are defined by State Statute as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers and streams cleaner, drinking water safer and also provide valuable habitat for both aquatic and terrestrial animals and vegetation. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months. Groundwater discharged through wetlands can contribute to high quality water in lakes and streams.

The federal government and the DNR restrict development in wetlands through Section 404 of the Clean Water Act and NR103, respectively. If landowners and developers are not notified of or do not follow these restrictions, wetlands can be damaged, resulting in costly fines and/or restoration.

Even though the DNR has an inventory of wetlands of two acres and larger, all wetlands, no matter how small, which meet the state definition, are subject to DNR regulations. Even if state regulations do not apply, federal regulations may, making it necessary to review all wetlands against these regulations before their disturbance. Particular attention must be given wetlands within shorelands to ensure protection from development.

Development in wetlands by either draining or filling removes their natural functions of storing and filtering pollutants, cleaning lakes, rivers and streams, making drinking water safer, providing valuable habitat for both aquatic and terrestrial animals and vegetation, replenishing groundwater supplies and the groundwater discharge from wetlands, which maintains stream flows, especially during dry months.

The wetlands of the Town of Richmond are depicted in the map below. Site investigation is required to ensure compliance with federal and state regulations.

CLOSED DEPRESSIONS

Closed depressions are extremely sensitive land features because of their close association with the groundwater. The release of pollutants into or near closed depressions is almost certain to reach groundwater immediately. The Closed Depressions of the Town of Richmond are depicted in the map below.

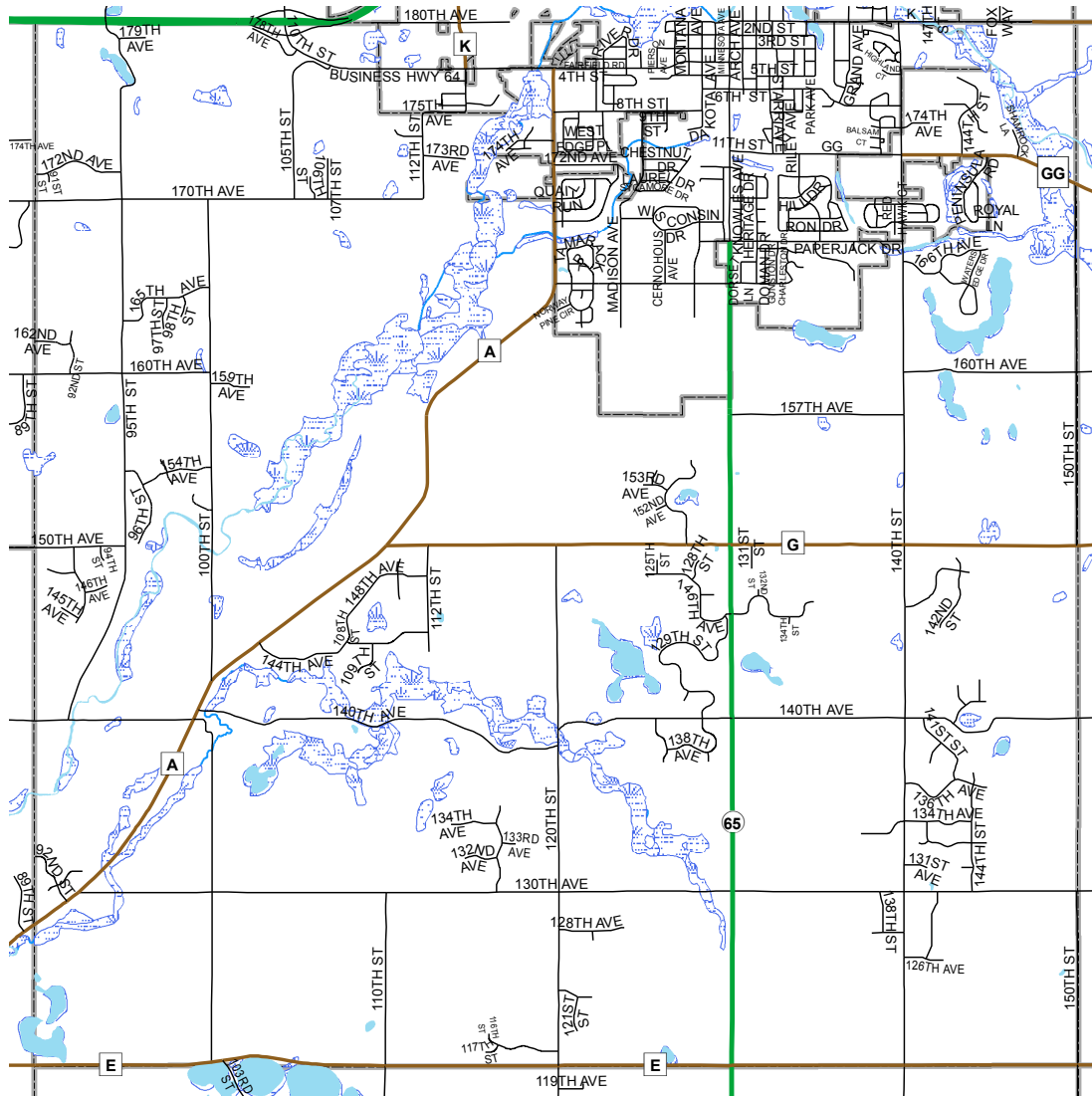
Closed Depressions

Closed depressions are common features in St. Croix County. They have formed through two quite different geological processes: karst development and glaciation. Karst development occurs in regions with highly soluble bedrock and results in distinctive landforms such as sinkholes. St. Croix County is covered by several rather thick, soluble carbonate units, and has particularly well developed karst, especially in the eastern half of the county. Glacial action can also result in topography marked by closed depressions known as kettles or kettleholes. Kettles develop when large blocks of glacier ice are buried within glacial deposits and subsequently melt. Many of the depressions in the western and northwestern portions of the county are kettles that developed in the St. Croix moraine after it was deposited during the Wisconsinan glaciation.

Baker, Hughes, Huffman and Nelson, Closed Depression Map of St. Croix County, Wisconsin, 1991

Wetlands TOWN OF RICHMOND

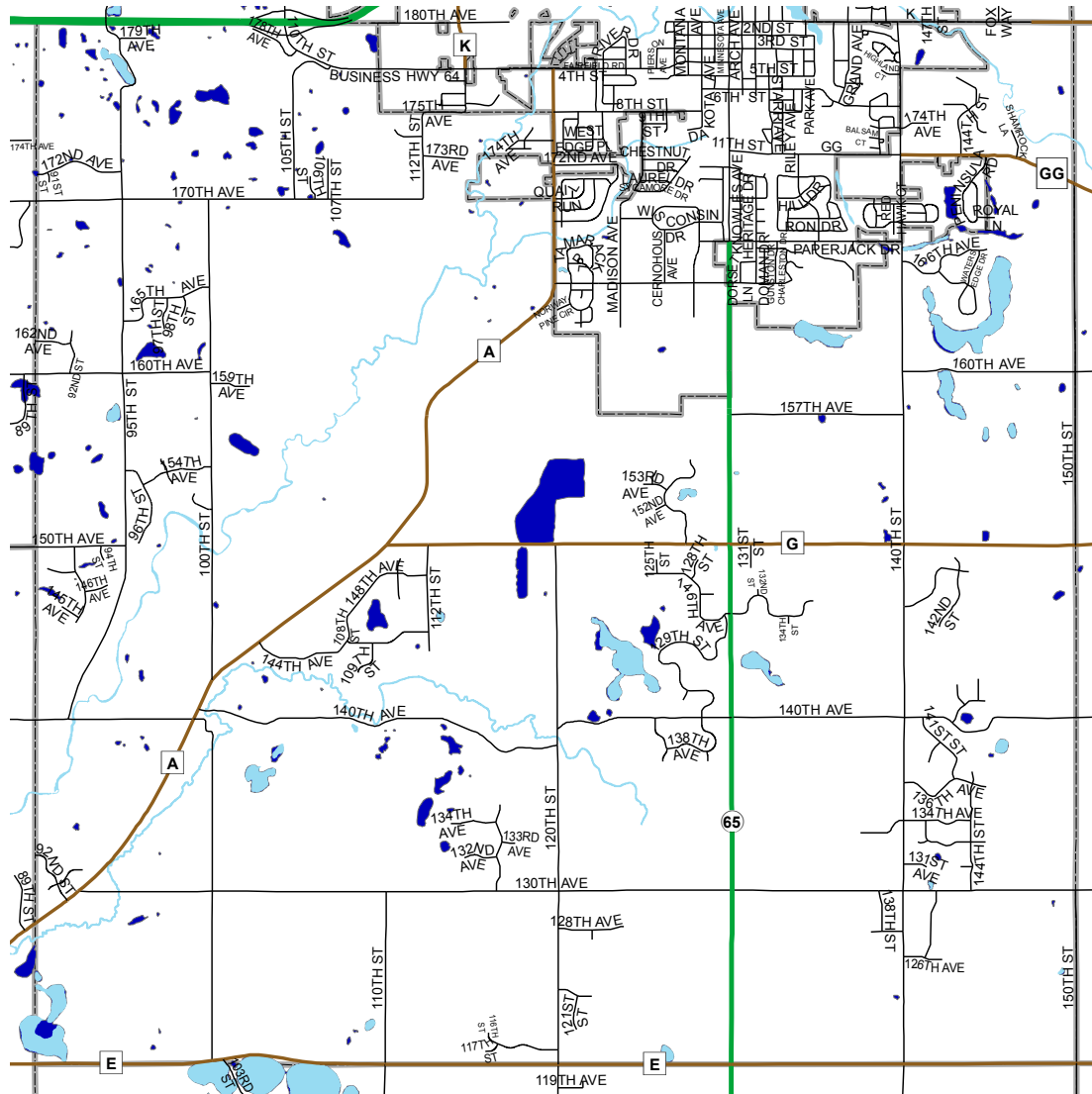
Map 15



SOURCE: DNR.

Closed Depressions TOWN OF RICHMOND

Map 16



Rivers & Lakes
Depressions

0 1 2 Miles

SOURCE: Department of Plant and Earth Science, UW-RF.

STEEP SLOPES

Steep slopes are any area where the gradient of the land is 12 percent or greater (each percent of slope is measured as one unit in elevation for every 100 horizontal units). One category of steep slope is 12 percent to less than 20 percent slope, of any soil type. It has been demonstrated that 12 percent slope is a threshold at which impacts from development become apparent. To allow development on these slopes one should avoid direct runoff into streams or rivers; follow state approved construction site erosion control standards; and institute best management practices, monitoring and maintenance to control on-site runoff and pollution. Steep slopes of 20 percent or greater are subject to erosion impacts even from slight land cover disturbances. Development on these slopes results in high construction costs and severe erosion with resultant negative impacts to surface waters. Therefore, development on slopes, 20 percent or greater, should be prohibited. The steep slopes of the Town of Richmond are depicted in the map below.

WOODLANDS

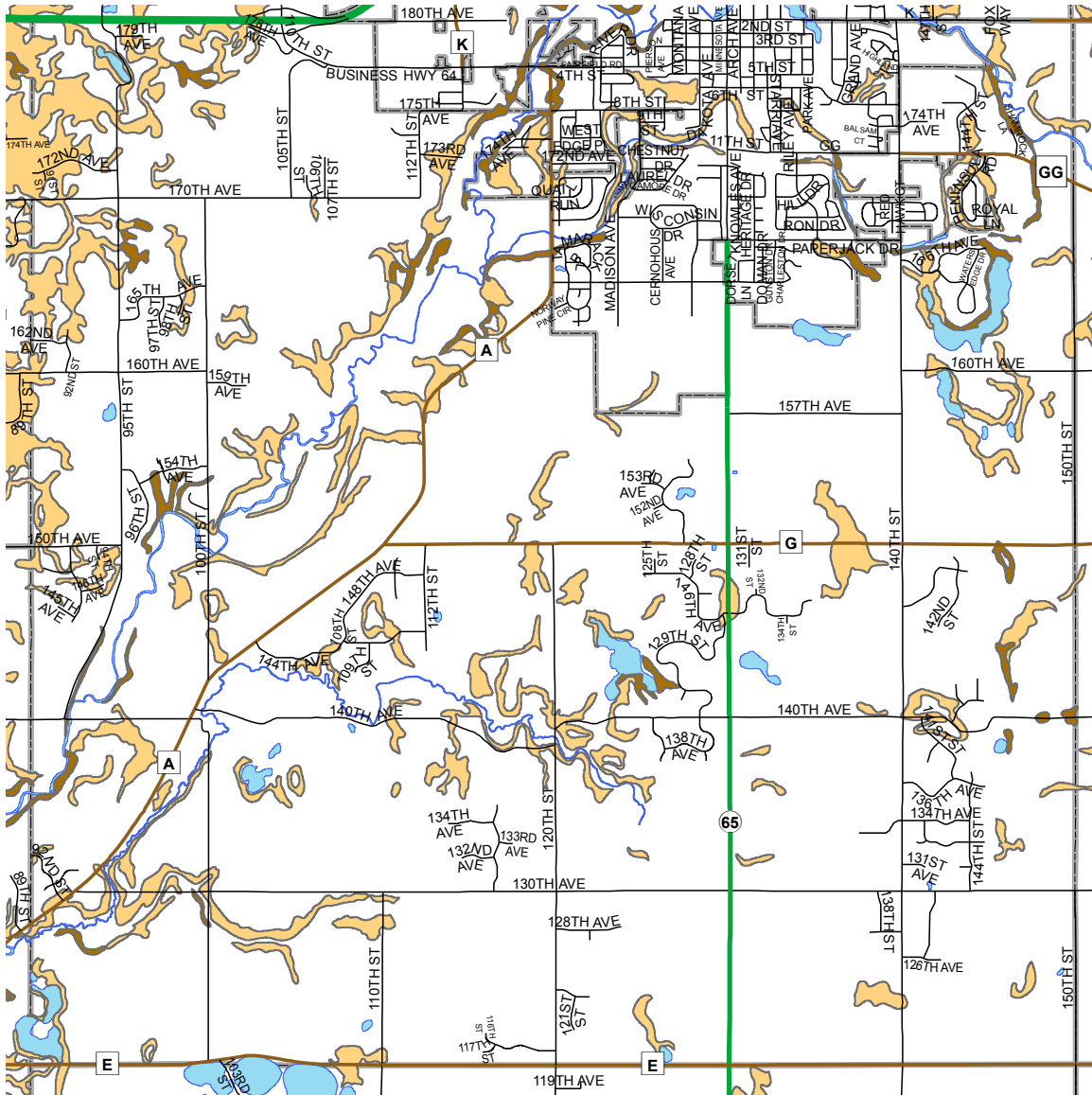
Woodlands provide habitat for a variety of plants and animals, as well as adding scenic beauty to the landscape. The largest, continuous blocks of forested land are important habitat for a variety of plants and animals.

Woodlands should be protected from conversion to other uses. Woodlands managed according to approved forest management practices can support varying and sometimes complementary objectives, such as timber production or wildlife habitat. On the other hand, strict preservation of a woodland would be unusual and reserved for the most rare and unique stands in the county, if they even exist. Pine plantations, which are cultivated and managed, offer little in the way of natural habitat. However, they are important in providing wood products, windbreaks and erosion control.

Development can destroy a woodland's capacity to provide wood products, habitat for a variety of plants and animals, and scenic beauty. Because of their value for habitat, production and scenery, woodlands should be protected from conversion to other uses. Considerations for open space when development occurs can accomplish the preservation of woodland values while managing how that development occurs. The woodlands of the Town of Richmond are depicted in the map below.

Steep Slopes TOWN OF RICHMOND

Map 17



Legend

- 12% to 20% Slope
- > 20% Slope
- Rivers & Lakes

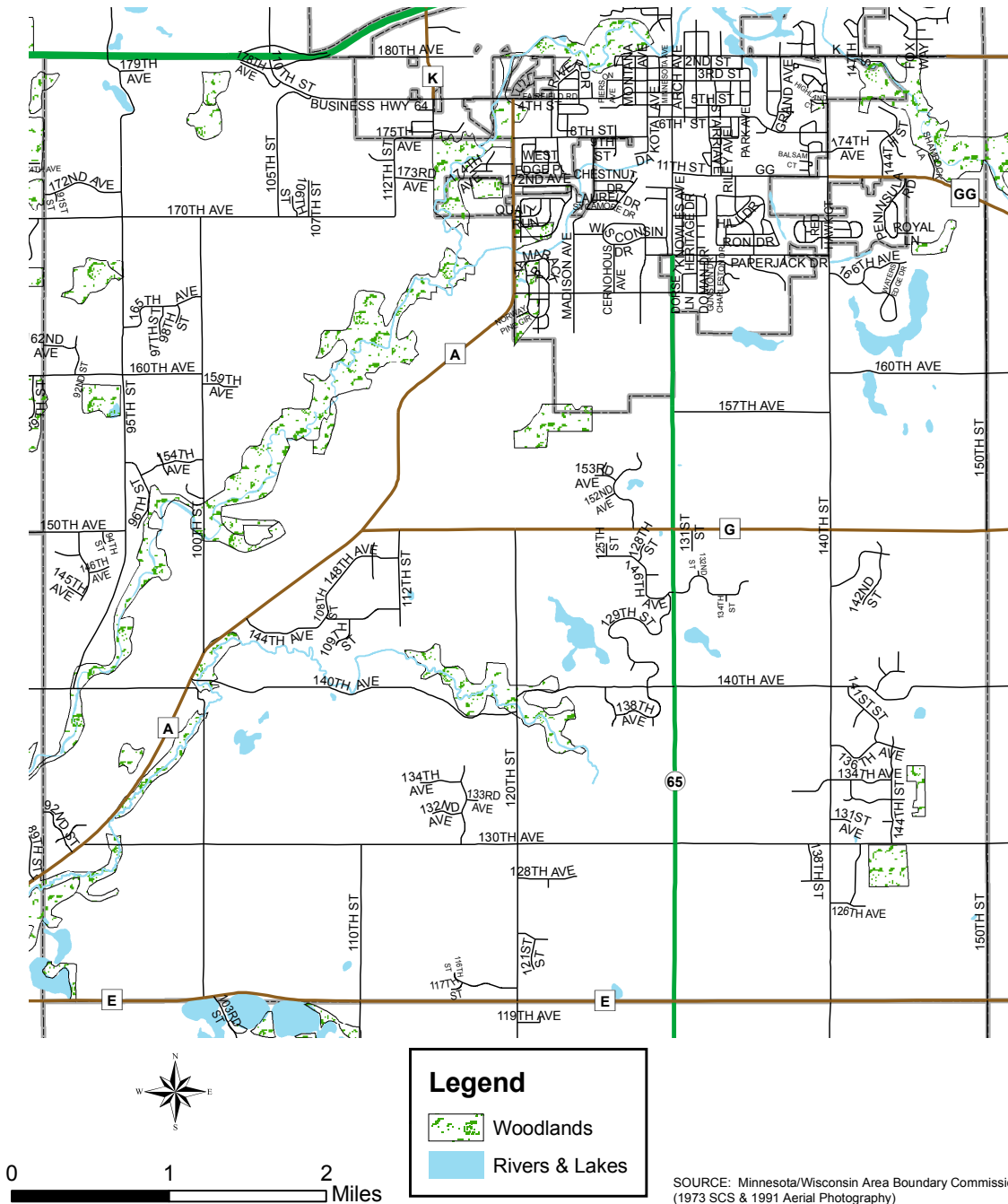


0 1 2 Miles

SOURCE: NRCS, 1995 St. Croix County Soil Survey.

Woodlands TOWN OF RICHMOND

Map 18



PRAIRIE AND OTHER GRASSLANDS

The majority of the Town of Richmond was originally covered by prairie, most of which does not remain today. Prairie is the term used to describe the grassland type that predominated in Wisconsin prior to Euro-American settlement. Prairies, which are dominated by grasses and forbs (flowers), lack trees and tall shrubs, and are home to a rich variety of plants and animals. The grasses and forbs create a very diverse environment that not only supports the many birds etc. that we can see in prairies but also a tremendous diversity of insects/invertebrates that contribute to the diversity higher up the food chain. Within the prairie designation there are variations due to soils and climate.

The drastic changes in prairie habitat over the past 150 years have had negative impacts on many plants and animals because of direct loss of the ecosystem and indirect impacts due to fragmentation of remaining parcels from development and related disturbances. Prairies continue to be a threatened plant community in Wisconsin, as only about 13,000 acres (0.5 percent) of the original 3.1 million acres remain. The decimation of prairie in Wisconsin means that an estimated 20 percent of the original grassland plants are considered rare in the state. Many other species of Wisconsin's prairie plants are endangered, threatened or of special concern, and two are known to no longer exist in the state. Many grassland birds face similar circumstances as indicated by a growing list of special concern species and the declining numbers of birds once considered common in the state, such as several species of sparrows and the meadowlark.

Although the majority of prairie mammals have been able to adapt to the loss of prairie habitat, some are no longer present in the state, some are of special concern and there are others that will most likely not adapt to continuing changes in agricultural practices and land use. Prairie-associated reptiles and amphibians have been affected as well. About half have apparently adapted to the loss of prairie, while three reptiles are on the state's endangered species list. One is listed as threatened, and two are of special concern. Little is known about the invertebrates of Wisconsin's native prairies. Indeed, there are probably many grassland insects that are extinct, no longer found in the state, or have not yet been discovered.

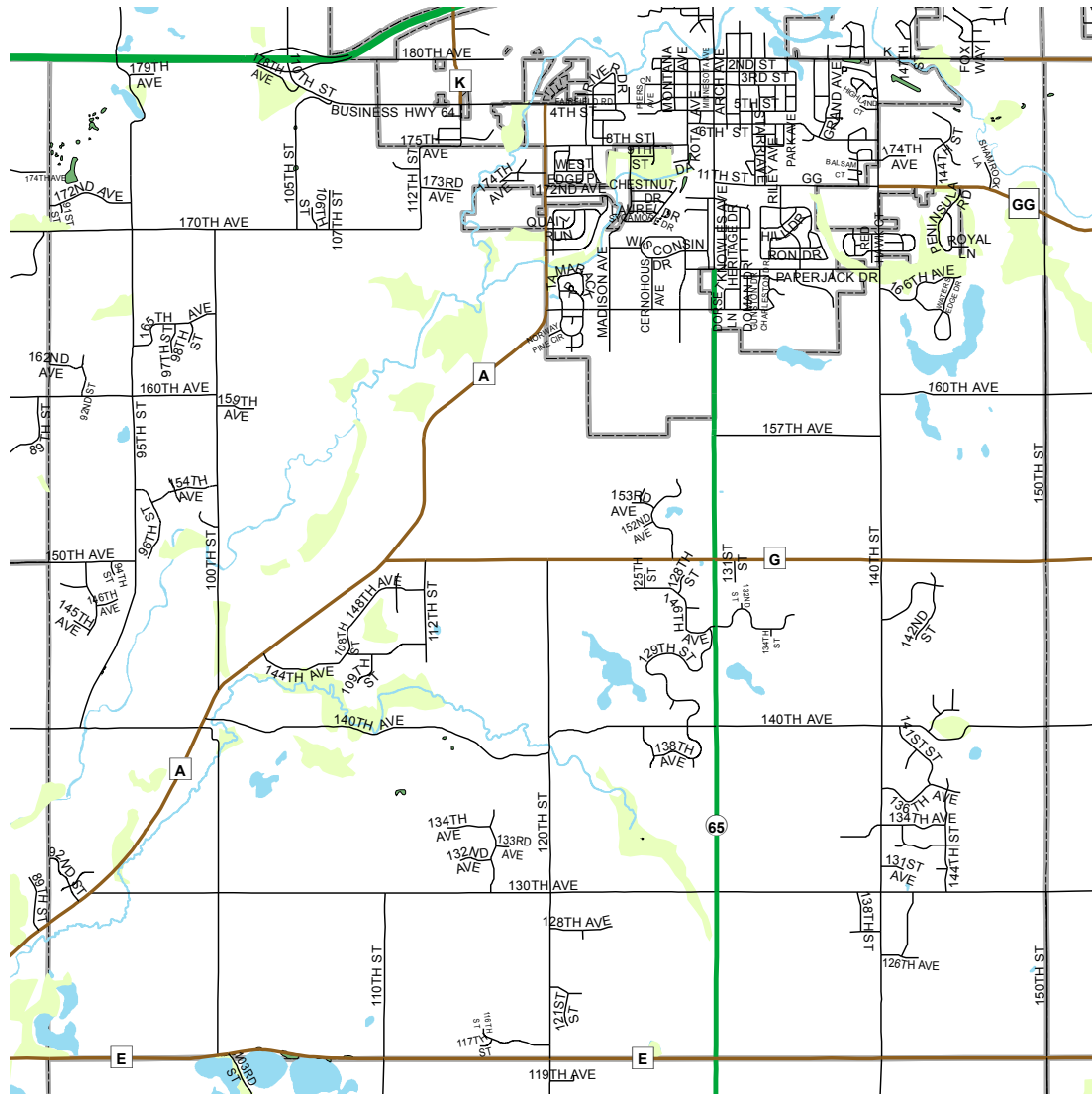
Degraded areas that were once prairie can often be restored with moderate effort to yield a habitat suitable for most of the associated plant and animal species. Even certain managed agricultural and livestock practices can accommodate the maintenance of the open habitats needed by many grassland species. Historically, prairies were naturally maintained by frequent fires that swept across the landscape. Today, human development and suppression of fire has created a need for prescribed burns to maintain these habitats for wildlife.

Grasslands can be restored and maintained through preserving a certain amount of open space for this type of cover as development occurs. It is estimated that restoration of a minimum of three percent to four percent of the original prairie acreage may be required to maintain the biodiversity of grassland ecosystems. Hence, development can occur in such a way that it can maintain sufficient grasslands for its habitat value while preserving the rural character of the landscape.

The scarcity of native prairie makes any further loss to development, critical. The Western Prairie Habitat Restoration Area (WPHRA) was established by local citizens and the Wisconsin Department of Natural Resources (WDNR) to protect and restore 20,000 acres of grassland, prairie, and wetlands in western St. Croix and SW Polk counties. The WDNR will buy land or easements from willing sellers, as well as accept donated lands, to fulfill the habitat needs of grassland wildlife. Lands acquired under this program will remain on the tax roles to provide state revenues to local towns and counties.

Grasslands & Prairie Remnants TOWN OF RICHMOND

Map 19



SOURCE: Minnesota/Wisconsin Area Boundary Commission.
(1973 SCS & 1991 Aerial Photography)
DNR and Heritage Areas of St. Croix County by UW-Extension

The Grassland Remnants of the Town of Richmond are depicted in the Map above. There are six areas of native prairie remnants in the town. The ones in section 6, are among the largest identified in St. Croix County. Preservation of this site and the site in section 32 have been identified as high priority for WPHRA.

OAK SAVANNA

The western edges of the Town of Richmond may have been originally covered by oak savanna. Only scant remnants of the complete ecosystem exist today. Oak savanna is the ecosystem that historically was a part of a larger complex bordered by the prairies of the west and the forests of the east. Savannas, considered to be the middle of the continuum between prairie and forest, were a mosaic of plant types maintained by wildfire and possibly large ungulates such as bison and elk.

Oak savanna was home to an abundant variety of plants and animals, and was probably optimum habitat for many game species, as well as songbirds. However, presently oak savanna is one of the most threatened plant communities in the world. In Wisconsin, less than 500 acres is listed in Wisconsin's Natural Heritage Inventory as having a mix of plants similar to an original oak savanna.

Any identified oak savanna remnants should be protected. There has been no inventory of oak savanna remnants in St. Croix County. However, some of the identified grasslands have the potential for savanna restoration by the Department of Natural Resources and conservation groups. Certain marginal agricultural lands which were once oak savanna can be restored economically and often still accommodate light to moderate cattle grazing.

WILDLIFE AND FISHERIES HABITAT OR AREAS

All existing federal, state and local wildlife and fisheries areas, including private conservancy areas are mapped. These areas are managed to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. They also provide a recreational and open space function to local communities.

There are four large U.S. Fish and Wildlife Service (USFWS) Waterfowl Production Areas (WPA) and two Wisconsin Department of Natural Resources (WDNR) Wildlife Areas (WA) located wholly or partially in the Town of Richmond. The St. Croix Prairie WPA is 78 acres and is located in section 6, the office and headquarters for the St. Croix Wetland Management District of the USFWS is also located on this site. The Ten-Mile Creek WPA/WA is 400 acres and is located in sections 21, 28 and 29. It connects to the Lundy Pond WPA/WA which is located in sections 22, 27 and 28. The Lundy Pond WPA includes 136 acres of federal land and 250 acres of state land managed by the WDNR. About 154 acres of the Three Lakes WPA is located in section 32, the rest is located in the Town of Warren. The sites are a complex of oak savanna, wetlands and restored native prairie that provide habitat for many species of wildlife including mallards, blue-winged teal, wood ducks, hooded mergansers, trumpeter swans, Henslow's sparrows, bobolinks, meadowlarks, sandhill cranes, deer and wild turkey. Many other species of wildlife also benefit from these WPA/WAs.

WPA lands are purchased with duck stamp dollars and therefore the primary purpose is to provide waterfowl production habitat which consists of large tracks of grassland interspersed with numerous wetlands. Management on WPAs includes ongoing wetland and prairie restoration, water level manipulation, prescribed fire, tree removal, mowing and sometimes grazing. They are

open to the public for hunting, fishing, environmental education and interpretation, and wildlife observation and photography. Motorized vehicles, mountain bikes and horses are not allowed in WPAs.

NATURAL AND SCIENTIFIC AREAS

All existing federal, state and local natural and scientific areas are mapped. The WisDNR, Bureau of Endangered Resources conducts data searches for natural and scientific areas of national, state or local significance. The Bureau urges special notice be taken to protect any and all natural or scientific areas from development.

RARE OR ENDANGERED SPECIES AND COMMUNITIES

Rare or endangered species and communities are very sensitive to certain kinds of encroachment in their surroundings. Development on or near the locations of rare or endangered species can further threaten their status and survival.

The WisDNR, Bureau of Endangered Resources conducts data searches for endangered plants and animals. The Bureau urges special notice be taken to protect any and all endangered resources from development. To protect them from disturbance, the exact locations of the endangered resources can only be used for analysis and review purposes. Therefore, these locations will be incorporated as environmental resources, but will not be specifically revealed.

RECREATION AND OPEN SPACE

Recreation and open space areas provide natural resource based recreation, open space and scenic amenities. They also are valuable to preserve unique physical features, certain plant communities and quality wildlife habitat for natural interpretation. Natural resource based outdoor recreation, park, open space and scenic areas are designated for low intensity uses. The uses do not include golf courses, ball diamonds, soccer fields, high intensity or service campgrounds, etc., as these uses are better suited to previously disturbed uplands which can be converted.

FUTURE WILDLIFE, FISHING, RECREATION AND OPEN SPACE SITES

Within the Town of Richmond, there is no existing public access to the Willow River. However, the WDNR and USFW Service have identified sites where public access could be created for fishing and recreational use.

Anderson Springs is a natural cold water spring that flows into the Willow River it covers about 2.5 acres in the east one-half of the northeast quarter of section 17. It is currently listed as Class II trout water, however, there have been no recent surveys of the spring. In the past the spring was a popular trout fishing area. Local sport clubs leased access and fenced the spring pond for protection. The spring pond suffers from severe sedimentation and trout stocking ended over 50 years ago. The St. Croix County Sportsmen's Alliance at one time proposed removing the silt to restore the spring pond. Purchase, rehabilitation and improving access to the spring pond remains a possibility and would provide another recreational opportunity for the Town.

Along the Willow River in sections 19, 20 and 30 there are options to create walk-in access for shoreline fishing or carry-in boat access. Parts of the Willow, from 100th St. to mouth of Anderson Springs, are currently listed as Class III trout water (put and take, no natural reproduction). The WDNR is considering expanding the classification from the New Richmond Dam to the CTH A crossing where it is also Class III water. With an ever expanding urban area there is potential to provide fishing and non-motorized boat access. Access and parking at 100th St., 140th Ave. and CTH A would facilitate recreation on this section of the river.

Ten Mile Creek has historically been classified as a Class II trout water in sections 21, 27 and 28. However, this area suffers from high water temperatures and trout may be absent. Some trout are also known to move out of the Willow River and enter the lower sections of Ten Mile Creek. An access and parking area at CTH A would provide fishing access to the Willow River and Ten Mile Creek. The headwaters of Ten Mile Creek contain a number of springs which historically supported trout. Restoration of the headwaters in section 27 may also be possible.

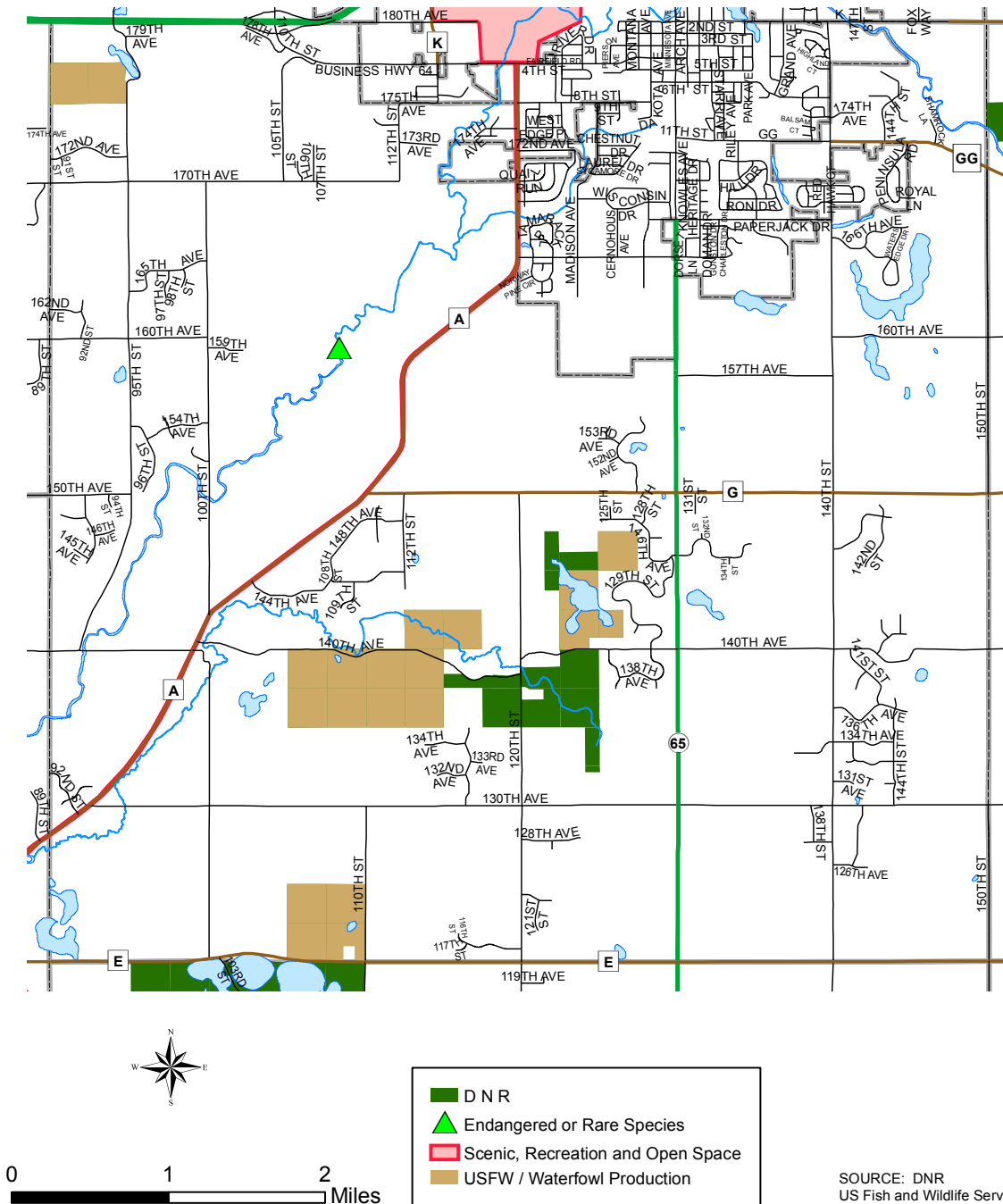
The Willow River is impounded by the New Richmond Flowage upstream of CTH K and the railroad tracks to CTH GG in section 1. Warm-water game fish are found in this area along with extensive wildlife as the Willow passes through lowland woods and wetlands. From the east line of section 1 upstream into the Town of Erin Prairie, the Willow River is a Class II brown trout water. Small-boat access to this stretch, 160th Street to CTH K, is limited for fishing, hunting and canoeing. An improved carry-in access with parking at CTH K would compliment the USFW access at 160th Street in Erin Prairie. In addition, further acquisition of lowland woods and wetlands would serve as a buffer and enhance the USFWS WPA.

Brushy Mound Pond is a small lake in section 12. It is subject to residential development on the west. There is no access to this lake and its ability to support fish is uncertain. A small carry-in access would provide additional boating and recreational opportunities for town residents.

The Fisheries, Wildlife Areas, Rare and Endangered Resources, and Recreation, Scenic and Open Space Areas of the Town of Richmond are shown on the map below.

Wildlife Areas, Rare and Endangered Resources, Recreation, Scenic and Open Space Areas TOWN OF RICHMOND

Map 20



THE IMPACTS OF DEVELOPMENT ON ENVIRONMENTAL RESOURCES

Several of the previously described resources are involved in the impacts of development on surface water quality and quantity. Lakes, ponds, rivers, streams, and intermittent waterways and natural drainageways; wetlands; shorelands; floodplains; steep slopes; and wildlife and fisheries areas are directly affected by surface water impacts.

Urbanization, development and other human activities disrupt the natural course of water as it moves across a watershed. Removing vegetation and constructing impervious surfaces such as roads, parking lots, driveways, sidewalks, rooftops and to some extent lawns greatly increases the amount and rate of stormwater runoff. As this increased stormwater runoff crosses the urbanized or developed landscape, it also picks up contaminants and sediments which affect water quality.

In rivers and streams the changes brought by development are: increased water level fluctuations manifested by lower base flow and increased stormwater flow which can lead to flooding; decreased oxygen levels; increased water temperatures; greater channel erosion; muddying of waters from increased sediment; and pollution from fertilizers, pesticides, debris, salt, oil, grease and toxic substances. In effect, urbanization and development can turn a clear, cool, brisk-running trout stream, which does not breach its banks every spring, into a muddy, warm, slow-moving stream which swells over its embankment with every heavy rain.

Lakes, ponds and reservoirs can also be impacted by development. All lakes decline in water quality over time, if left in their natural state. However, development can accelerate the decline in lake water quality, so what once took thousands of years can occur in decades. As with rivers and streams, the detrimental impacts from development to lakes are caused by stormwater runoff, erosion and pollution.

Shorelands and the vegetation they contain are the natural buffer which helps protect surface waters from overland runoff and contaminants. If they are disturbed, their ability to slow runoff and filter contaminants is reduced. Shoreland is also critical habitat for a variety of plants and animals and preserves the aesthetic quality of water bodies, if left undisturbed.

Development within areas that are prone to flooding can cause adverse impacts on not only the waterway but also on the development itself. Altering the floodplain landscape by filling or building levees or structures can exacerbate flooding conditions. The filling of wetlands in floodprone areas has been proven to increase the likelihood of flooding. Wetland alterations divert water from where it flowed or was stored during spring runoff or storm events, which usually increases the area of the floodplain. The accumulation of development in floodplains can cause more severe flooding in other areas within the floodplain or newly created floodplain. In addition, development within floodplains is always subject to damage from flooding.

Development on steep slopes causes erosion by introducing impervious surfaces to areas where water does not infiltrate readily. Increased erosion impacts surface waters by increasing runoff quantity and the sediment it carries. Development on these slopes results in high construction costs as special construction techniques must be employed for structures, hillsides are cut and filled, and attempts are made to stabilize hillsides through building terracing. Terraces may appear to stabilize these slopes, but, if they are not rigorously maintained, the forces of gravity and water eventually deteriorate them.

ENVIRONMENTAL CORRIDORS

Environmental corridors are significant areas of environmental resources characterized by continuous systems of open space, physical features, environmentally sensitive lands and natural or cultural resources which can be adversely impacted by development. These areas are often evident to people in the area and they identify with them as significant natural areas in their surroundings. Independent resources are non-continuous open space, physical features, environmentally sensitive lands and natural or cultural resources that also can be adversely impacted by development.

The adverse impacts caused by development in these areas can create undue costs on society in the attempt to alleviate those problems. Managing development in these areas either eliminates or reduces the adverse impacts from development. Management cannot overcome the impacts of developing in some of these areas, and in those areas it is prudent to prohibit development. In managing the development in those areas that can accommodate it, the costs associated with the adverse impacts of development can be shifted from society as a whole to those who choose to develop in them. This is accomplished by ensuring development occurs using engineering, site design, construction and management practices that address potential adverse impacts.

ENVIRONMENTAL CORRIDOR CRITERIA

This system of identifying environmental corridors was developed as part of the St. Croix County Development Management Plan. The system was created with a great deal of input and consideration from similar systems in the state. It is a way to inventory and organize environmental features. The environmental corridors incorporate the following environmental and historical resources: Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; Geologic Formations and Physiographic Features; Highly Erodible Soils; Wet, Poorly Drained Organic Soils; Closed Depressions; Wellhead Protection Areas; Woodlands; Prairie; Rare or Endangered Species and Communities; Historical and Archeological Sites; and, Scenic Areas.

The following are the criteria used to designate environmental corridors and resources:

PRIMARY ENVIRONMENTAL CORRIDOR

- Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or geologic feature
- At least three environmental resources present
- At least 400 acres in size
- At least two miles long
- At least 200 feet wide

SECONDARY ENVIRONMENTAL CORRIDOR

- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width

INDEPENDENT ENVIRONMENTAL RESOURCES

- At least one valued resource present
- No minimum size

- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

The Primary Environmental Corridors of the Town of Richmond are depicted in the map below. The Primary Environmental Corridors map identifies the areas in the town with the most significant environmental features. Residents are most likely to identify these areas as significant environmental areas.

There are environmental resources throughout the town, not just in primary environmental corridors, which should be considered when determining the impacts of development.

INVASIVE SPECIES

Non-native species from other regions and continents displace native species, disrupt ecosystems, hamper boating and harm recreational activities such as fishing and hiking. The Wisconsin Department of Natural Resources has identified invasive species and documented the harm they cause to commercial, agricultural and aquaculture resources on their website: www.dnr.wi.gov/invasives/.

Because they lack the predators and competitors they faced in their homelands, invasive species can spread rapidly and aggressively. Controlling invasive species is difficult and getting rid of them is often impossible. Human prevention of the spread of invasive species is critical, since humans often unwittingly introduce them to their favorite waters and lands.

Invasives like knapweed, leafy spurge and buckthorn are not good for wildlife and they also have negative impacts on agriculture - for example spotted knapweed (the pretty purple flower found along roadways) and leafy spurge can have a very detrimental effect on the quality of grazing land.

Some industries negatively affected by invasive species include sport and commercial fishing, forestry and raw water users (power companies and utilities). These expenses are passed on to consumers (for example, in the form of higher water and electric bills). Invasive shrubs such as buckthorn and honeysuckle prevent the regeneration of young trees, causing a long term but very serious impact on forestry. Control of buckthorn alone has been estimated at \$500-\$2,000 per acre over multiple years.

Zebra mussels and Eurasian water milfoil have altered the environment of many waterways. Tiny zebra mussels - with huge appetites for microscopic plants and animals - rapidly reproduce and through their large numbers are capable of severely altering their environment by reducing the food supply for native organisms and by enhancing conditions for the rapid growth of blue-green algae and aquatic vegetation. Eurasian water milfoil chokes out plants needed by native fish and can clog boat motors.

In woodlands, garlic mustard can completely cover the ground with first- and second-year plants in a matter of years. This European garden herb not only steals most light and nutrient resources from native wildflowers, it is also thought to secrete a chemical into the soil that inhibits growth of other plants.

There are also health risks associated with invasive species. The sharp zebra mussel shells can cut the feet of unsuspecting swimmers and waders. Simply rubbing against wild parsnip with bare skin can cause burned and blistering arms and legs. This roadside and grassland invasive is spreading rapidly in Wisconsin, but few people know of its dangerous impacts.

PREVENTION & MANAGEMENT

While some invasives are here to stay and the only solutions are manual or biological control, others can be prevented. Here are things you can do:

Boaters, Sailors, Anglers & Paddlers

- Inspect your boat, trailer and equipment and remove visible aquatic plants, animals and mud.
- Drain water from your boat, motor, bilge, live wells and bait containers.
- Dispose of leftover bait in the trash, not in the water or on land. Never move live fish, including minnows, from one water to another.
- Buy your minnows from licensed Wisconsin bait dealers or catch your own and use it to fish the water you caught it from.
- Wash your boat and equipment with high pressure or hot water, or let it dry for 5 days

Campers

- Leave firewood at home. Buy it within a 50-mile radius of your campsite.
- Burn all wood during your trip.
- Inspect clothing and equipment for seeds, insects, etc. before leaving your camping area.

Landowners & Gardeners

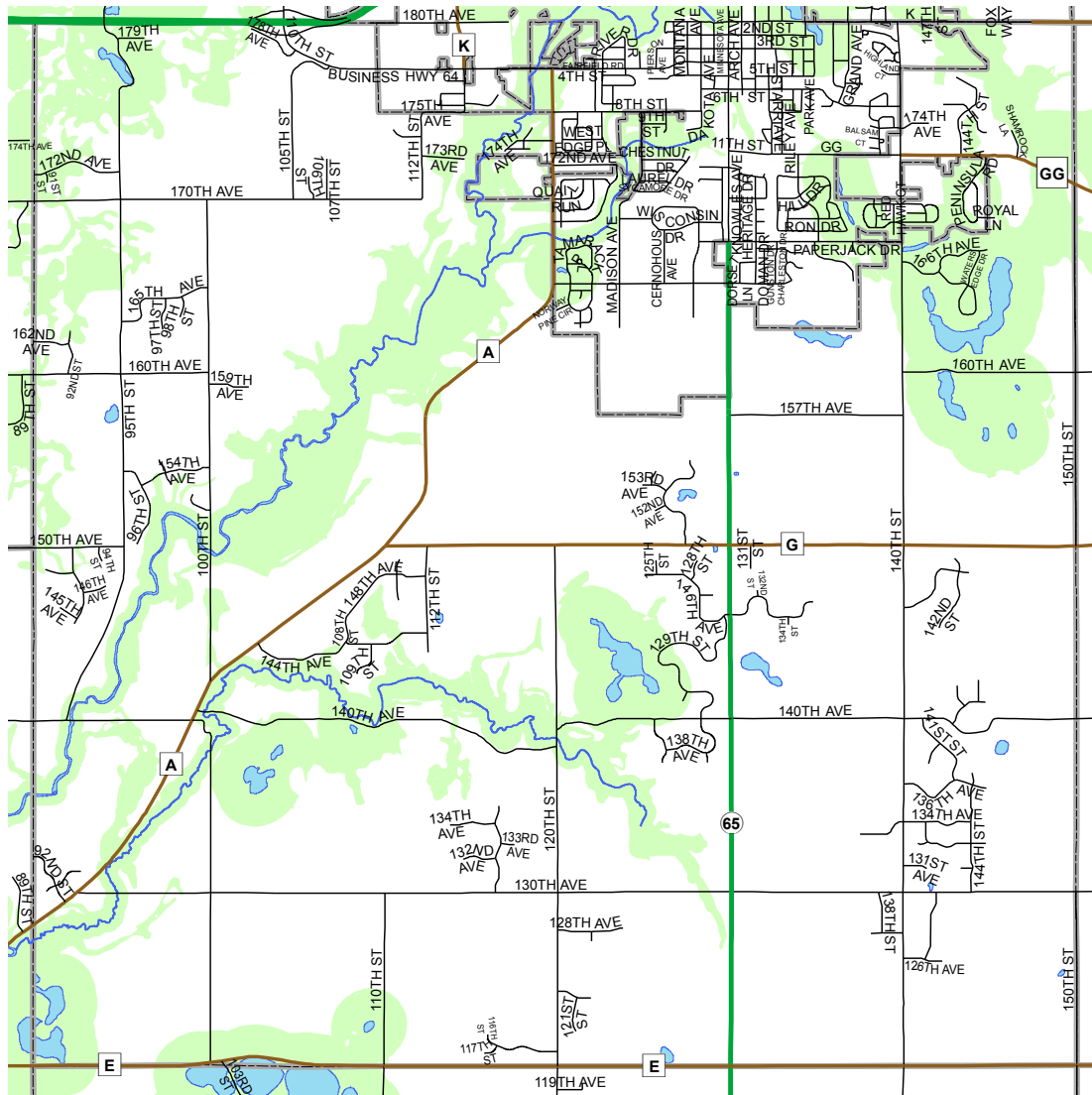
- Use native plant species whenever possible.
- Dispose of seeds in the trash.
- Be on the lookout for invasive species. Identify and report populations of target weed species identified by WDNR.
- Respond aggressively to rid your land of new invasive species.
- Leave native trees and plants alone; natural landscapes offer the best defense.
- Eliminate or contain populations before they spread.
- Coordinate long-term monitoring of occurrence sites.
- Become a Wisconsin Weed Watcher and join Wisconsin landowners, sport and recreation enthusiasts, naturalists, park employees, educators, gardeners, resource professionals and other citizens as they help nip new plant invasions in the bud.

Hikers, Bikers, ATV Riders & Other Recreational Users

- Clean your clothes, bicycles, ATV's, etc before leaving a site that is infested with invasive plants.

Map 21

Primary Environmental Corridors TOWN OF RICHMOND



SOURCE: WCWRPC.

COMPREHENSIVE ENVIRONMENTAL RESOURCE PROTECTION

Environmental corridors offer a mechanism to identify, evaluate and devise protection or management strategies for the most apparent valued resources in the county. However, considering environmental corridors does not address the overall natural resource base of the county including surface or ground water quality, fisheries, wildlife, manageable forests and the diversity of plants and animals.

The environmental corridors mechanism does not address retaining agriculture and rural character, managing stormwater better, preserving or creating a sense of place, and reducing infrastructure costs.

Rural residential development has the potential for creating the greatest impacts on the landscape of Town of Richmond. There are development patterns which are sensitive to the environmental resources and unique landscape contained in potential development sites which can address other issues, such as retaining agriculture and rural character, preserving or creating a sense of place, and reducing infrastructure costs.

Existing subdivision controls and zoning only provide for the distribution of roughly equal sized lots, which consume virtually the entire site, leaving no open space. Conventional subdivisions developed under these existing regulations are typically characterized by houses with mostly views of other houses.

Open Space or Conservation Design is an alternative site design technique which takes into account the individual environmental and landscape characteristics of the site, provides the same number of housing units built on smaller lots, and accommodates a variety of desirable objectives, including setting aside substantial amounts of open space, protecting environmental features and wildlife habitat, preserving rural character and scenic views, accommodating better stormwater management, preserving agricultural land, allowing shared wells and on-site wastewater treatment, creating a sense of place, and reducing the amount of roads and other infrastructure.

Through the management or, where necessary, prohibition of development in environmental corridors, and the flexibility of open space or conservation site design, there is the potential to dramatically reduce the negative impacts of development on the towns' natural resource base, scenic quality and rural character.

NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: To protect, preserve, conserve, enhance and carefully use the Town of Richmond's precious natural resources.

Objectives:

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Preserve Richmond's most important and sensitive natural resources and areas.
3. Protect and improve the quality of surface water, groundwater, shoreline and wastewater treatment within the town.
4. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, woodlands and prairies and encourage the use of soil conservation practices.
5. Direct development away from environmentally sensitive areas, natural resources and productive forest lands.
6. Preserve the Town's scenic beauty, heritage and archeological resources.
7. Engage in intergovernmental cooperation to protect natural resources.

Policies:

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
2. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
3. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential



Ten-Mile Creek is one of the sensitive natural resources the town needs to protect as development proposals are considered. Photo by Shawn Demulling.

components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.

4. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.
5. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
6. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
7. Promote development and agricultural practices, which protect surface and ground



Natural shorelines are important to the protection of surface and groundwater quality.
Photo by Shawn Demulling.

water quality, including proper erosion control, manure management, lawn management and storm water management strategies.

8. Protect and restore natural shoreline areas
- and encourage natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
9. Conservation design development is an option for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.
 10. Encourage the management of woodlands in an effort to promote further value for timber and wildlife; the State's Managed Forest Land Program is one option for landowners.
 11. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.
 12. Delineate, refine and protect "environmental corridors" as a composite of Richmond's most sensitive natural areas.

13. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first. Restore degraded resources, such as wetlands and woodlands, where possible.
14. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
15. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
16. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
17. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
18. Coordinate and work with other governmental and private agencies such as the Willow River Rehabilitation District, WDNR, Western Prairie Habitat Restoration Area and U.S. Fish & Wildlife Service to protect natural resources, especially those that cross political boundaries such as rivers.
19. Support and work with the county on slope disturbance standards. Development should only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.



The Willow River near 140th Ave. bridge. As residential development comes closer to the town's drainage corridors it will become more important for the town to consider options for preservation and protection. Photo by Shawn Demulling.

CULTURAL RESOURCES

Preservation of historic, archeological, cultural and scenic resources in the Town of Richmond will foster a sense of pride in the community, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide an important feeling of social and cultural continuity between the past, present and future.

HISTORIC RESOURCES

In 1983, the Wisconsin State Historical Society compiled a historic resources list of historic sites in Wisconsin communities. The historic resources list for Richmond does not include any historic sites that are listed on the State or National Register of Historic Places. It does include archeological sites that are included in the Wisconsin Archeological Site Inventory database and many historic sites identified through local historical groups, newspaper stories and other resources. Since the list was created, many resources may have been moved, lost or changed.

Using the historic resources list as a starting point, the Richmond Plan Commission members identified additional sites using local residents, historic documents and other state resources, such as the Century Farm and Home and Sesquicentennial programs. Much of the information was gathered during the development of the Community Background section. A final listing of Richmond's historic resources is identified below. Please note that some sites are not specifically identified to provide protection for the resource and property owners from trespassing, sight-seeing and looting.

- The Richmond Town Hall, also known as the Boardman School, Boardman, built in 1927, CTHs A and 100th Street, west side, Section 19. Colonial revival, brick structure.
- Boardman Cemetery, CTH A, Section 20.
- Fred & Ruth Ball Century Farm, 1133 130th Ave., established 1874, 136 years, Section 33.
- Ted & Kristi Casey Century Farm, 1578 STH 65, established 1893, 117, Section 15.
- House, 1496 CTH G & 140th St., northeast quarter of Section 23.
- Farmstead, 1454 160th Ave., East of 140th Street, Section 12.
- Former Early Farm, CTH GG, Section 1.
- Former Nigarten Barn, 1294 130th Ave. at intersection with 150th St., Section 36.
- Former Henry E. Joyce Farmstead, 1664 STH 65, Section 10. Queen Anne, clapboard structure used as a single-family home. Built in 1900. Moved to Town of Somerset.
- Two-story cube house, formerly on STH 65 and CTH G, Section 23 moved to Stone Run Estates on 134th Ave. in Section 26.
- Front and side-gabled house, 1397 CTH A, east side in Boardman, Section 30. Formerly the Anna Mondor house.
- Side-gabled house, 1411 CTH A, east side in Boardman, Section 19.
- Four-square house, 1413 CTH A, east side in Boardman, Section 19.
- Side-gabled house, 1415 CTH A, east side in Boardman, Section 19.
- Two-story cube house, 1008 140th Ave., east of CTH A, Section 20.

- Oak Hill School, southeast corner of 130th Ave. and 110th Street, used as a storage shed on the Pat Ball farm, Section 33.
- Clarendon School converted to a single-family home, 1628 95th Street, east side, Section 7.
- Lonesome Trail School, converted to a single-family home, 1034 170th Ave., Section 5.
- Foundations of railroad depot on Chicago Northwestern route, near Boardman east of 100th Street and south of 140th Ave., Section 29.
- Foundations of a dam and flour mill on the Willow River, south of 140th Ave., Sections 19 and 30.

Mapped archeological sites are predominantly burial sites. Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from intentional disturbance.

The town should make a request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent.

The Town of Richmond should work with the developers, the county and the state to preserve the historic farmsteads, barns and outbuildings that contribute to the town's agricultural heritage, rural character and aesthetic beauty and create a unique community.

Additional historic or archeological resources could be identified in the town through an individual or joint effort to create a countywide survey of historic and archeological resources. The State Historical Society provides survey funding on an annual basis, with applications due in November. There is presently no local match requirement.

HISTORIC RESOURCE PROGRAMS

Once resources are identified, they can be protected through a variety of techniques. One option is listing in the National Register of Historic Places and/or the State Register of Historic Places programs. There are several benefits that come with being listed, such as eligibility for state and federal income tax credits for rehabilitation, use of a special historic building code and protective negotiations when government-funded or assisted projects (i.e. roads) threaten the resources. They can also be valued elements in tourism.

The "Barn Again!" program of the National Trust for Historic Preservation and Successful Farming magazine has been a successful and visible program for recognizing, rewarding and encouraging the preservation of historic farm buildings.

Another popular program, the Barns Preservation Initiative, to help owners rehabilitate and preserve Wisconsin's barns was begun in 1994 by the Wisconsin Historical Society, the University of Wisconsin Extension and the Wisconsin Trust for Historic Preservation. This program recognizes the importance of the state's agricultural heritage as embodied in barns, farmhouses, outbuildings and landscapes and has initiated steps to help owners and organizations to preserve and reuse those cultural resources. Workshops that address the preservation of barns have been conducted, informational and technical materials have been prepared, and plans to make additional resources available and to address other rural preservation topics are underway.

Richmond can continue to promote the community's farming heritage by supporting local festivals, fairs, markets, farm tours or farm breakfasts.

SCENIC RESOURCES

Scenic beauty is an important cultural resource in Richmond. There are numerous local areas that offer stunning views of the landscape, landmarks (i.e. hills) and bodies of water. In the following list, various resources and agencies have been consulted and the Town Plan Commission has identified areas of high scenic value where there should be preservation efforts.

Scenic Resources Town of Richmond

SITE	DESCRIPTION	LOCATION & SIZE
Anderson Springs	Natural cold water springs that flows into the Willow River. In the past the spring was a popular trout fishing area. Local sport clubs leased access and fenced the spring pond for protection. The spring pond suffers from severe sedimentation and trout stocking ended over 50 years ago. The St. Croix County Sportsmen's Alliance at one time proposed removing the silt to restore the spring pond. Purchase, rehabilitation and improving access would provide another recreational opportunity in the Town.	East ½ of NE ¼ of Section 17 2.5 Acres
Brushy Mound Pond, Wetlands & Beaver Ponds	Small lake with residential development to the east. Heavily wooded area with extensive wetlands complex and wildlife. Beavers are very active and have dammed the water several times. The wetlands usually have standing water, ground is very swampy, and they support a variety of waterfowl. Paperjack Creek runs through this area. Could be a wildlife area, carry-in access for recreation or access and management for hunting.	Section 12, northeast quarter 40 Acres
Paperjack Creek Shorelands	Scenic areas along the Paperjack Creek, both east and west of the City of New Richmond. Areas include undeveloped shorelands, woods and associated wetlands.	Sections 9 & 11
Glens of the Willow River Open Space	Scenic stretch of the Willow River in the Glens of Willow River subdivision. A conservation easement protects the shoreline, two valleys that drain to the Willow and the floodplain. There are also two outlots that provide the subdivision residents with private access to the river. Both sites are connected by 15' wide trail easements that connect the two outlots to each other and to 154 th Avenue, 92 nd Street and 152 nd Avenue.	Section 18 Outlot 1 0.196 Acres Outlot 2 0.12 Acres
Lundy Pond WP/WA	U.S. Fish & Wildlife Waterfowl Production Area & WI Department of Natural Resources Wildlife Area managed for waterfowl habitat, pheasant habitat and neotropical grassland songbird habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Sections 22, 27 & 28 136 Acres Federal 250 Acres State
St. Croix Prairie WPA	U.S. Fish & Wildlife Waterfowl Production Area managed for waterfowl habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. US Fish and Wildlife Service office is located on the site and there is also a one-mile loop trail through the prairie. Motorized vehicles and horseback riding are not allowed.	Section 6 78 Acres

SITE	DESCRIPTION	LOCATION & SIZE
Ten Mile Creek WPA/WA	U.S. Fish & Wildlife Waterfowl Production Area & WDNR Wildlife Area managed for waterfowl habitat and upland game with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Sections 21, 28 & 29 400 Acres
Three Lakes WPA	U.S. Fish & Wildlife Waterfowl Production Area managed for waterfowl habitat and pheasant habitat with ongoing wetland and prairie restoration. Open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles and horseback riding are not allowed.	Section 32 154 Acres (Majority in Warren Township)
Waldroff Meadows Trail	A private trail easement for biking and all terrain vehicles runs through the Waldroff Meadows subdivision.	Section 20
Remnant Prairie Sites	There are several remnant prairie sites in the Town that would be a high priority for protection by the Western Prairie Habitat Restoration Area of the WDNR.	Sections 1, 6, 28 & 32
Casey, LaVenture and New Richmond High School Pond	Adjacent to the new New Richmond High School on the south side. This site should be protected and buffered from agricultural use. The immediate watershed could be protected by grassland conservation practices and used as an outdoor classroom for the high school curriculum.	Section 11
140 th Ave.	From Boardman to STH 65 this road has stretches of Ten Mile Creek, US Fish and Wildlife lands, old and new residences and farm fields making it a picturesque and attractive area of the town. A small public fishing access and parking could be provided.	Sections 20, 21, 22, 27, 28, and 29.

Sources: *Heritage Areas of St. Croix County, UW-Extension 1976; Natural Area Inventory, West Central Wisconsin 1976; Wisconsin DNR, U.S. Fish & Wildlife, St. Croix County Parks Department and Town Plan Commission 2010*

SCENIC RESOURCE PROGRAMS

One technique for preservation of scenic views is to require a viewshed analysis at the time of development. Amendments to the community's subdivision ordinance would be necessary. A viewshed analysis would identify the places from where the new development could be seen from other locations and the impact of the view that would result if development occurred in the manner proposed. New development should be designed, located and landscaped in a manner that does not detract from these scenic views.

A second technique for preservation of scenic views is the state and federal "rustic road" and "scenic byway" programs to preserve and celebrate particularly scenic road corridors. State "rustic roads" designations would be best suited for scenic town roads. To qualify, a roadway must be substantially undeveloped and have outstanding natural features, including native vegetation, abundant wildlife, open areas or agricultural vistas that make the area unique. The federal "scenic byway" program may be best suited for state or county highways. The town should work with the county to explore possibilities, advantages and disadvantages of these programs.

CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

Goal: Enhance and maintain the Town of Richmond's cultural and scenic resources and rural character.

Objectives:

1. Identify and preserve the town's agricultural, cultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic, archeological and scenic resources.
3. Encourage the preservation of historically and architecturally significant structures and sites in the town.
4. Encourage the preservation of the town's scenic resources.
5. Protect scenic roadways.
6. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
7. Prohibit incompatible land uses from locating within or next to residential areas.

Policies:

1. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on a comprehensive survey of historic and archeological resources in the town.
2. Maintain an inventory of historic, archaeological and scenic resources.
3. Provide the inventory for reference and discussion before and during consideration of land development proposals.
4. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
5. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage and other standards, such as placing driveways along property lines, fencerows or existing vegetation wherever possible.



The Casey Century Farm is one of many historic structures in the Town of Richmond. Photo by Shawn Demulling.

Decrease conflicts between agricultural uses and non-farm uses by directing traffic to alternative routes.

6. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
7. Encourage events that promote the town's historical past and rural heritage.
8. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.



The Richmond Town Hall is a colonial revival brick structure that was originally the Boardman School building. Photo by Shawn Demulling.

9. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.



Anderson Springs on the Willow River is one of the most scenic locations in the Town of Richmond and has been identified as important to preserve for the future. The headwaters of the springs are near the pine trees. Photo by Shawn Demulling.

INTERGOVERNMENTAL COOPERATION

Intergovernmental communication, coordination and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time. This section explores the relationships between the Town of Richmond and other municipalities, agencies and others; identifies existing and potential conflicts and offers processes to resolve conflicts and build cooperative relationships.

EXISTING INTERGOVERNMENTAL RELATIONSHIPS

ST. CROIX COUNTY

The relationship with St. Croix County is one of the most important intergovernmental relationships the Town of Richmond has at this time.

- Richmond adopted County Zoning on January 15, 1976 and shares that responsibility with the county. The town relies on county staff reports to provide information about zoning change requests, ordinance interpretations, special exceptions, variances and ongoing enforcement.
- Richmond relies on the County Land Division ordinance for regulation of new development.
- County ordinances regulate shoreland, floodplain, sanitary, non-metallic mining and animal waste in the Town of Richmond.
- In 2000, St. Croix County adopted a county-wide Development Management Plan. The county plan is a broad-based planning framework which addresses county-wide issues but also recommends, as part of its implementation program, that each town develop a local plan. The County Plan commits the county to work with the towns to coordinate and develop consistent goals and policies for comprehensive planning. The County Plan provides basic guidance on land uses and encourages the towns to further refine and expand upon that guidance. Throughout the goals, objectives, policies and implementation program of the County Plan, there are strong incentives that encourage towns to develop local plans. Once those local plans are developed, it is the county's intent to adopt those plans and work with the towns to implement them through the county's zoning and land division ordinances. The county is in the process of updating its plan.
- The town works with the Planning and Zoning and Land and Water Conservation departments in the review and approval of proposed subdivisions and in water quality education, monitoring and testing.
- St. Croix County is the Responsible Unit for recycling. The town works with the County Recycling Specialist in the provision of special collection events for town residents. The town is a recurring site for the county's spring and fall appliance and tire collections. The town also operates a recycling and white goods drop-off center at the town hall site in unincorporated Boardman that is open to all county residents.
- The St. Croix County Sheriff's Office provides law enforcement service to the town.
- Public health care services are provided by the St. Croix County Health and Human Service Department.

- The St. Croix County Highway Department provides assistance with road maintenance.
- Park facilities at county parks and recreation bike and pedestrian trails are maintained by the St. Croix County Parks Department.

Existing Conflicts

Existing conflicts between the town and county are primarily over the enforcement of county zoning, zoning changes and how zoning is administered. The intent of the Land Use Element of this plan is to make clear the town's policies regarding zoning changes.

Potential Conflicts

Potential conflicts are the interpretation of town policies regarding rezoning.

Another potential conflict is any difference in county and future town subdivision ordinances. As a result of this plan, the town will likely be implementing a new subdivision ordinance, which should remove many of the potential conflicts.

Conflict Resolution

The town and county would hold joint meetings and negotiations to resolve conflicts.

The Richmond Town Board and Plan Commission can continue to rely on county zoning staff reports for information about zoning change requests.

TOWN OF RICHMOND SANITARY DISTRICT #1

In the unincorporated community of Boardman a sanitary district, Town of Richmond Sanitary District #1, offers sewer service to approximately 25 units in the Boardman area. The district has self-taxing authority to operate and maintain the treatment system. The treatment cells are located in section 30, about $\frac{3}{4}$ of a mile south and west of CTH A. Due to the condition of the treatment cells, there is no existing capacity for additional properties to hook up to the system at this time. The district was established in 1972 due to environmental impacts on the Willow River from the properties in the Boardman area. The town board does not have a position on the Sanitary District Board. There have been ongoing maintenance concerns and some problems with the treatment cells. The district has investigated options to address these problems but have not found a cost-effective solution. Discussions are continuing. The town hall is served by the sanitary district and in that capacity the town board is involved in the District discussions.

CITY OF NEW RICHMOND

The relationship with the City of New Richmond is also one of the most important intergovernmental relationships the Town of Richmond has at this time. The City of New Richmond adopted a new Comprehensive Plan in 2005. The City has experienced several boundary expansions in recent years. Annexation, plat review and zoning can all be contentious at municipal boundaries.

- The Town of Richmond is part-owner of the New Richmond Ambulance and Fire services.
- The town has contributed funds to park development in New Richmond and several youth recreation programs.
- The city has developed an official map for road expansions and improvements and for a future trail system that will serve city and town residents.
- The town and city have worked together to plan for and construct roads that serve the school system.

Existing Conflicts

In 2005, New Richmond adopted changes to its subdivision ordinance which regulate the density of plats in the extraterritorial plat review jurisdiction of the city. These regulations have caused conflicts with property owners who wish to develop at higher densities than allowed by the city ordinance. The town board is concerned about the extent of these regulations and their affect on local property owners. A 2010 amendment to Wisconsin Statute Chapter 236, the state platting law, changes city and village authority to deny plats based on the proposed use of the land. This amendment's impact on New Richmond's subdivision ordinance and the regulation of extraterritorial plats, may resolve the conflict.

Potential Conflicts

The Town of Star Prairie has a resident, who lives within the airport zone, on the New Richmond Airport Commission. Richmond does not have a representative on the airport commission and there is the potential for conflicts over land uses that are incompatible with the airport.

Conflict Resolution

As conflicts occur between the town and city they will continue to meet to discuss and negotiate solutions.

The town may want to pursue membership on the New Richmond Airport Commission to provide an opportunity for input on issues that affect residents within the airport zone.

SURROUNDING TOWNS

The towns surrounding Richmond, including Erin Prairie, Hammond, Somerset, Stanton, St. Joseph, Star Prairie and Warren, have adopted comprehensive plans and are in various stages of implementing or updating their plans.

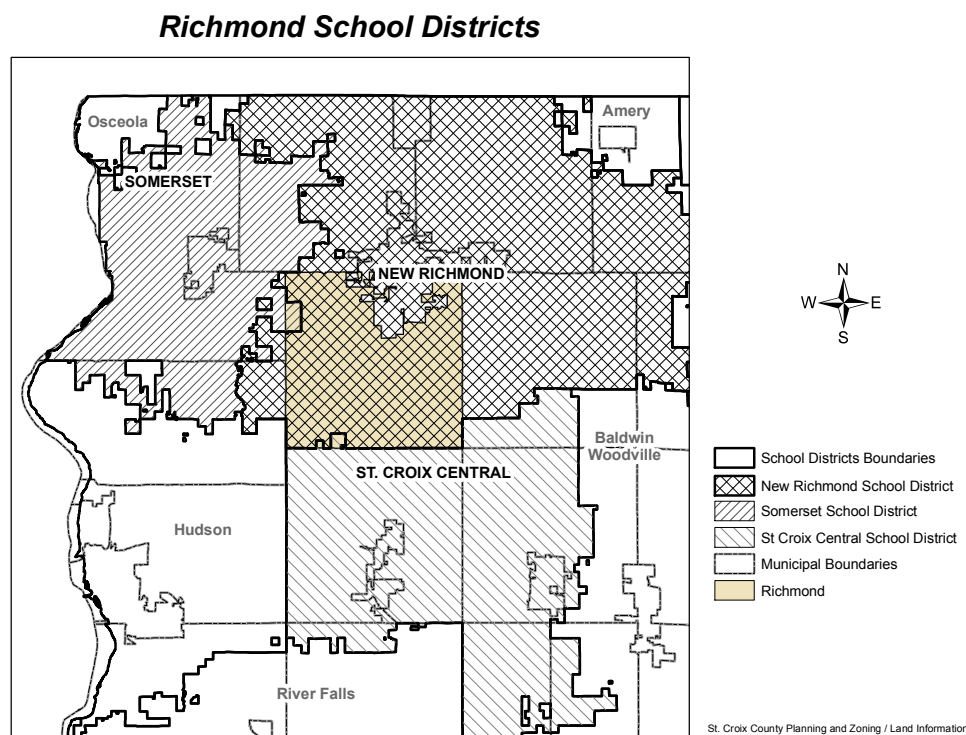
The Town of Richmond provides recycling drop-off services to residents in the towns of Erin Prairie and St. Joseph. The town also provides collection of bulky items, appliances, tires, etc. to all county residents.

Conflicting land use policies between adjacent towns can effect land use patterns and have desirable or undesirable effects. The Town of Richmond will review neighboring town plans and will share their town plan with neighboring towns. They will notify neighboring towns when major policy changes occur, and encourage neighboring towns to consider comprehensive planning and develop joint solutions to issues of mutual concern. Richmond and the neighboring towns have historically had good cooperation on road construction and maintenance costs and good relationships where concerns are discussed and resolved. The town expects these good relationships to continue.

SCHOOL DISTRICTS

The Town of Richmond is served by three different school districts, New Richmond, St. Croix Central and Somerset, as shown in the adjacent map.

In 2010 and 2011 New Richmond will complete expansion projects for new school facilities to meet growing enrollment. Construction of the new high school was completed for the 2010-2011 school year and remodeling of the old high school into a middle school will be completed by 2011.



Somerset will need additional capacity in the next five years but expansion plans are on hold due to funding costs and concerns. St. Croix Central anticipates it will not need additional facilities in the near future. The school districts and town officials need to stay in contact regarding land use decisions and their impacts on school growth. The town needs to initiate this communication and make this comprehensive plan available to the school districts. The town should also work with the schools to encourage multiple uses of school facilities for town residents.

School district boundaries cannot be changed without approval from both school districts and school boards and the Wisconsin Department of Public Instruction.

WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

The West Central Wisconsin Regional Planning Commission (WCWRPC) located in Eau Claire serves all of St. Croix County. The WCWRPC provides a variety of services to local governments including preparation of town plans, plan and ordinance amendments and special studies. The town would continue to work with and support the regional planning commission when applicable.

STATE OF WISCONSIN AGENCIES

Various Wisconsin agencies including UW-Extension, Department Of Transportation, Department of Natural Resources, Department of Industry Labor Human Relations, Department of Ag Trade & Consumer Protection, Department of Administration, Department of Commerce and others provide services or have land or highways in the Town of Richmond. The town will continue to work with and support these agencies when applicable.

ANNEXATION

Annexation is the process that transfers unincorporated territory from towns to cities and villages. It is a landowner-driven process. Landowners often seek annexation to obtain sewer and water or other municipal services not available in the town, but there may be other reasons as well. Wisconsin statutes authorize a number of different annexation methods. Annexation by *unanimous approval* and by *one-half approval* are the most common of these methods.

In Wisconsin, cities and villages cannot initiate annexations. Town landowners have to petition for annexation; then cities and villages have to determine whether or not they are willing to annex those parcels. Towns may object.

If towns are concerned about annexations, the towns should study why residents decide to petition for annexation:

- Do residents want services the town is unable to provide?
- Does annexation increase the marketability and value of their property?
- Is the annexing municipality more willing than the town to address their concerns?
- What other issues are involved?

Once the issues have been identified, a town needs to determine what measures it can, and is willing, to take to address them. Alternative dispute resolutions, boundary agreements, shared tax revenue, or other forms of intergovernmental agreement can be pursued by the town to protect boundaries from annexation. Likewise, an effort must be made to educate residents about the benefits and downfalls of annexation.

For further information please see the state website on municipal boundary review: <http://doa.wi.gov/municipalboundaryreview/>. This website has numerous resources on annexation and other types of boundary review. Such as:

- *Municipal Data System*, an online database of annexation petitions and ordinances, including information on the annexee and annexor municipalities, the size, location, population, and date of the annexation. Also included are images of the submitted annexation documents, such as the scale map. The Municipal Data System is available at <http://municipaldata.wisconsin.gov>.
- *A Basic Introduction to Municipal Annexation*, a brief overview of annexation law and process developed by the Department of Administration.
- *Annexation Fact Sheet* (1995) by the University of Wisconsin Extension - Local Government Center. The fact sheet provides an overview of the annexation process and methods.

INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES

Goal: Continue and enhance mutually beneficial relationships promoting coordination and cooperation with neighboring towns, St. Croix County, and the State of Wisconsin.

Objectives:

1. Continue to promote, utilize and coordinate shared public services through agreements where such agreements provide efficient, effective and improved public services at lower costs.
2. Maintain and enhance communication with neighboring towns and St. Croix County, in order to identify and resolve potential conflicts.
3. Create partnerships and utilize intergovernmental agreements when appropriate to achieve Richmond's goals, objectives or policies as outlined in this plan.
4. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern and to develop and enforce appropriate land use regulations to maintain rural residential quality.
5. Engage in and support processes to resolve conflicts between the plans of the town and other governments with overlapping jurisdiction.
6. Work with neighboring municipalities to resolve issues and other conflicts that exist or may develop.
7. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Richmond area.



The new high school is located in the City of New Richmond on the edge of the town. It will be important to coordinate road connections and future land uses in this area with the school district and city. Photo by Shawn Demulling.

Policies:

1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage the City of New Richmond, St. Croix County and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the town.

2. Work with St. Croix County, adjacent cities, villages and towns; the regional planning commission; and state and federal agencies to identify and resolve actual and potential conflicts between the town plan and other plans through open dialogue, cooperative initiatives and amendments to the Town of Richmond Plan where appropriate.
3. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
4. Pursue the provision of joint services with the City of New Richmond and neighboring municipalities when it will result in better services and/or cost savings.
5. Contract with neighboring municipalities for emergency ambulance and fire services for town residents.
6. The town will stay aware of school building facility issues and encourage residents to use school facilities for public meetings and recreation when appropriate.
7. Continue to work with the villages of Roberts and Somerset, City of New Richmond, St. Croix County, state agencies and local organizations to develop, provide and support recreational facilities and opportunities and library services within the town and in neighboring communities.
8. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
9. Work with and through St. Croix County to expand education, information, special collections and related services for the county recycling and hazardous waste programs.



The Town of Richmond works with St. Croix County and state and federal agencies to require permits and enforce regulations. Photo by Shawn Demulling.



Richmond's recycling center serves town residents but also residents in neighboring towns and throughout the county. Photo by Shawn Demulling.

Continue to provide the town hall site as a collection location for white goods, appliances and tires for all county residents.

10. Utilize St. Croix County Sheriff's Office for law enforcement.
11. Work with the Wisconsin Department of Transportation (WisDOT) to ensure that the Town of Richmond's transportation system is coordinated with surrounding systems and that Richmond's interests are well served when major transportation facility improvements are proposed and constructed.
12. Communicate and work with WisDOT, St. Croix County, landowners and private



The Business 64 interchange on the north edge of the Town of Richmond will need land uses coordinated with neighboring municipalities. Photo by Shawn Demulling.

developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.

13. Designate specific town and county roadways for bicycle

traffic and improve designated bicycle routes with wide, signed shoulders or off-road bike paths, based on the Future Bike System map. These changes would provide a coordinated system of bike routes to access the City of New Richmond, villages of Somerset and Roberts and park and school system serving town residents.

14. Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.
15. Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission for a resident from the Town of Richmond who lives within the Airport's zone of influence and can represent the interests of those residents and property-owners.
16. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.
17. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
18. Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.

19. Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.
20. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.
21. Encourage St. Croix County to study a voluntary purchase of development rights program.
22. Support the Willow River Watershed Plan and the Ten Mile Creek projects to protect and improve the water quality in the most impacted watersheds, especially the Willow River.
23. Coordinate and work with other governmental and private agencies such as the Willow River Rehabilitation District, WDNR, Western Prairie Habitat Restoration Area and U.S. Fish & Wildlife Service to protect natural resources, especially those that cross political boundaries such as rivers.
24. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on a comprehensive survey of historic and archeological resources in the town.
25. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.
26. Support St. Croix County and other units of government land use regulations that are intended to manage incompatible land uses. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.



U.S.F.W. Service headquarters for the St. Croix Wetland Management District is located in the Town of Richmond. Photo by Shawn Demulling.

LAND USE

EXISTING LAND USE REGULATIONS

The Town of Richmond has adopted a variety of regulations that affect land use in the town. The chart below summarizes the regulations that the town has adopted, the year the regulation was adopted or last updated and additional land use regulations available to the town. For example development impact fees were originally adopted in 2003 but were last updated in 2010 by the Town of Richmond. The chart also identifies the land use regulations adopted by St. Croix County, many of which affect the town.

Regulation by Minor Civil Division -- 2010 Town of Richmond

REGULATION	RICHMOND	STAR PRAIRIE	SOMERSET	ST. CROIX COUNTY
Village Powers Adopted	Yes '08	Yes '72	Yes '98	N/A
Comprehensive Plan	In Progress	Yes '10	Yes '03	Yes, '00
Official Map Ordinance	No	No	No	N/A
County Zoning	Yes '76	Yes '75	Yes '68	Yes '74
Exclusive Ag Zoning	No	Yes '86	Yes '	Yes
Standards to zone out of Exclusive Ag	No	Yes	Yes	Yes
Floodplain Zoning	N/A	N/A	N/A	Yes '05
Shoreland/Wetland Zoning	N/A	N/A	N/A	Yes '74
Land Division/Subdivision Ordinance	No	In Progress	Yes '09	Yes '06
Minimum Lot Size	N/A	N/A	Yes	Yes 1.5 acre min., 2 acre avg.
Allow Majors w/ POWTS*	N/A	N/A	Yes	Yes
Allow Minors w/ POWTS*	N/A	N/A	Yes	Yes
Erosion Control/Stormwater Mngt.	N/A	N/A	N/A	Yes '06
Sanitary Ordinance	N/A	N/A	N/A	Yes '05
Animal Waste Ordinance	N/A	N/A	N/A	Yes '85
Nonmetallic Mining Ordinance	N/A	N/A	N/A	Yes '04
Tire Management Ordinance	No	No	No	Yes '85
Agricultural Shoreland Mngt. Ordinance	No	No	No	No
Historic Preservation Ordinance	No	No	No	No
Road & Driveway Ordinance	Yes '10	Yes '10	No	No
Town Mobile Home Park Ordinance	Yes	Yes '70	No	N/A
Development Impact Fees	Yes '10	Yes '06	No	N/A
Cooperative Boundary Agreement	No	In Progress	No	N/A
Water Utility District	No	In Progress	No	N/A
Architectural Conservancy Dist.	No	No	No	N/A
Business Improvement District	No	No	No	N/A
Reinvestment Neighborhoods	No	No	No	N/A
Sanitary District	Yes '72	No	No	N/A

N/A – The authority is either “Not Applicable” for example the County can not adopt village powers, or the authority is “Not Available” for example the County has floodplain regulation authority but towns do not.

*POWTS-- Private Onsite Wastewater Treatment Systems

Sources: Town of Richmond, St. Croix County Development Management Plan, 2000, St. Croix County Planning and Zoning Department.

Exclusive ag zoning has not been adopted in the Town of Richmond as one of the tools to regulate land use. The decision to adopt or not adopt exclusive ag zoning generally came from

information provided in the St. Croix County Farmland Preservation Plan which was adopted in 1980 by the St. Croix County Board of Supervisors.

The Farmland Preservation Plan took a comprehensive approach to land use regulation. Unfortunately, the actual implementation of the plan was not comprehensive and much of what was in the plan was never used. The plan also allowed individual farmers to enter into farmland preservation contracts. At one time, approximately 10 farmers had farmland preservation contracts with the state and received tax credits. However, all of those have expired and as of 2010 there were no contracts left in Richmond.

St. Croix County is in the process of updating the 1980 Farmland Preservation Plan to address changes in agriculture and changes in the state laws regarding farmland preservation zoning and other programs to protect farmland.

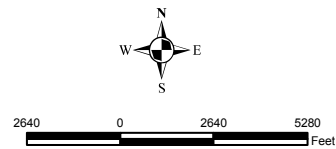
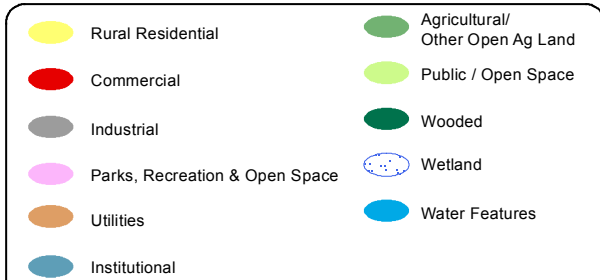
In addition to the regulations identified in the table above, the following county regulations are or can be in effect in the Town of Richmond. These regulations are adopted by the county and are in effect in all unincorporated areas of St. Croix County; no town adoption or action is required.

- St. Croix County Development Management Plan
- St. Croix County Outdoor Recreation Plan
- St. Croix County Farmland Preservation Plan
- St. Croix County Erosion Control Plan
- St. Croix County Solid Waste Management Plan
- St. Croix County Land and Water Conservation Plan
- St. Croix County Sanitary Ordinance
- St. Croix County Subdivision Ordinance
- St. Croix County Shoreland/Wetland District Regulations
- St. Croix County Floodplain District Regulations
- St. Croix County Erosion Control/Stormwater Management Regulations
- St. Croix County Nonmetallic Mining Regulations
- St. Croix County Animal Waste Regulations
- St. Croix County Solid Waste and Recycling Regulations

EXISTING LAND USES

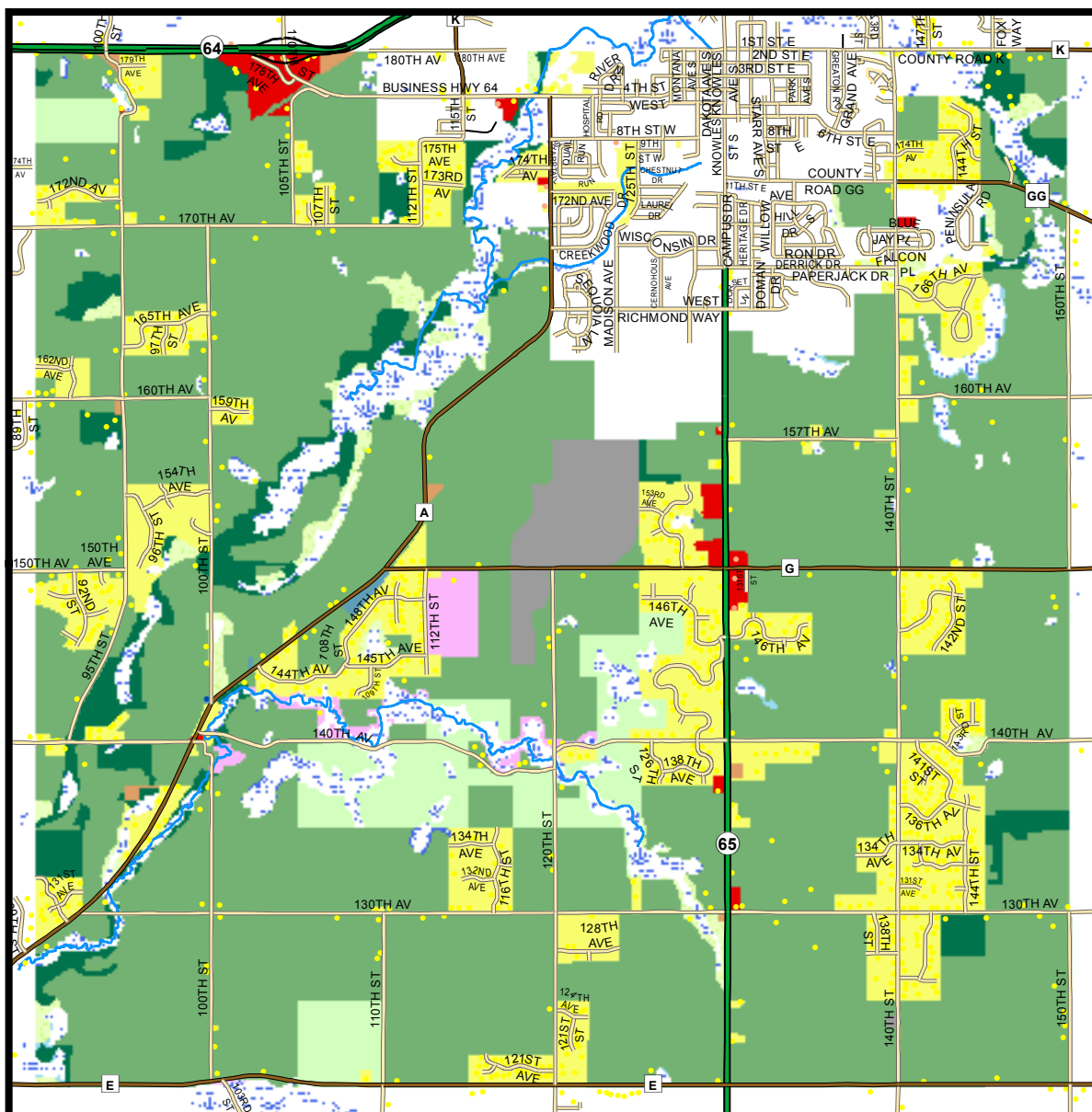
The existing land uses in the Town of Richmond are shown on the following map. This map was created by combining the 1993 land use and land cover maps from the St. Croix County Development Management Plan with 2008 aerial photography and the 2009 parcel assessment data from the Real Property Lister's office. The map was also checked against the 2009 zoning maps for commercial and industrial land uses. Major subdivisions are categorized as residential while isolated rural homes and minor subdivisions of four lots or less are categorized as rural residential. Commercial and industrial land use is the land used for commercial or industrial activities according to the town assessor. Parks, recreation and open space land uses include public, private and nonprofit parks, recreation and open space land uses.

Existing Land Use / Land Cover Town of Richmond, St. Croix County, WI



Source: 2009 St. Croix County Assessment Records,
WROC Spring 2010 Orthophotography,
St. Croix County Planning & Zoning Department.

Note: This map is for general reference and general planning
purposes only. It is not intended for detailed site planning.



LAND USE TRENDS

From 1994 to 2009 there have been significant changes in how property is assessed in Wisconsin. Those changes are reflected in the property tax chart below. Use value assessment, which was implemented between 1996 and 2000, shifted land uses from the agricultural real estate classification to the undeveloped (which was formerly swamp and waste), ag forest and ag buildings and sites classifications.

According to a 2002 report by the Department of Revenue the reported use for agricultural land may be misleading. There is a significant tax advantage from use-value assessment so owners and sales reports may be indicating future land use as agriculture when development is intended in a short time frame of just a few years.

Undeveloped land includes areas commonly called marshes, swamps, thickets, bogs or wet meadows. This class also includes fallow tillable land (assuming agricultural use is the land's highest and best use), road right-of-way, ponds, depleted gravel pits and land that, because of soil or site conditions, is not producing or capable of producing commercial forest products.

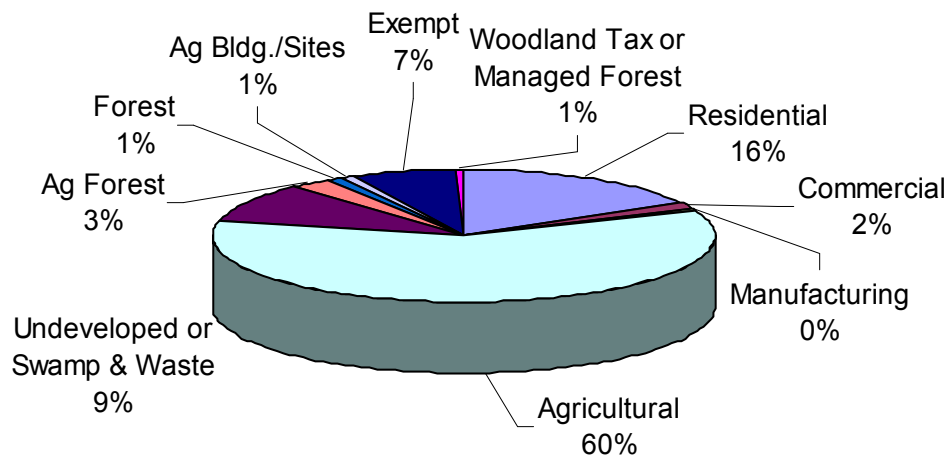
Property Tax Classifications Town of Richmond – 1994 to 2009

REAL ESTATE CLASS	1994		1997		2000		2003		2006		2009	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	1120	5.5%	1,182	5.9%	1,556	7.8%	2,385	12.2%	3,288	17.5%	3300	17.6%
Commercial	64	0.3%	64	0.3%	272	1.4%	292	1.5%	333	1.8%	347	1.9%
Manufacturing	83	0.4%	83	0.4%	90	0.5%	90	0.5%	90	0.5%	90	0.5%
Agricultural	17,693	87.0%	16,994	84.5%	14,784	74.1%	13,620	69.8%	12,269	65.2%	12,143	64.9%
Undeveloped or Swamp & Waste	425	2.1%	427	2.1%	1,789	9.0%	1,759	9.0%	1,646	8.7%	1,895	10.1%
Ag Forest	0	0.0%	0	N/A	0	N/A	0	0.0%	586	3.1%	515	2.8%
Forest	941	4.6%	1,163	5.8%	1,273	6.4%	1,178	6.0%	440	2.3%	277	1.5%
Ag Bldg./Sites	0	0.0%	200	1.0%	186	0.9%	176	0.9%	160	0.9%	151	0.8%
Totals	20,326	100%	20,113	100%	19,950	100%	19,500	100%	18,812	100%	18,718	100%

Source: Wisconsin Department of Revenue & St. Croix County Statistical Report of Property Values 1994 - 2009

- The vast majority of the land in the Town of Richmond is assessed as agricultural, 12,143 acres in 2009.
- Although there seems to be a significant decrease in the amount of land in the agricultural real estate classification from 1994 to 2009, approximately 5,500 acres; the actual amount was less because of the changes in how property is assessed.
- Since 2000, the residential category has more than doubled from 1,556 acres to 3,300 acres.
- The commercial assessment category has also increased. Since 2000 commercial land uses tripled to 347 acres.

Town of Richmond 2009 Real Estate Assessment



- The pie chart above combines the assessment land categories and the exempt land and woodland tax or managed forest categories for 2009.
- The “exempt acres” category generally includes all publicly-owned local, county, state and federal land and institutionally-owned land, such as churches. Exempt acres are exempt from assessment but not all of this land is exempt from taxes. For instance, the USFW and WDNR provide payments in lieu of taxes to the town each year.
- As the pie chart shows, agricultural land is now separated into several categories, swamp & waste or undeveloped, agriculture, ag forest and ag buildings and sites. If combined into one category, it would account for almost 74 percent of the land in the town.
- The next largest category is residential at 16 percent.
- Commercial and manufacturing combine for about two percent of all assessed land.
- Woodland Tax or Managed Forest is another land classification not included in the general assessment categories, because it is taxed at a special reduced rate. In 2009, the Town of Richmond had 131 acres, about one percent, in this category.
- In 2009, the Town of Richmond had 1,317 exempt acres, about seven percent.

DENSITIES

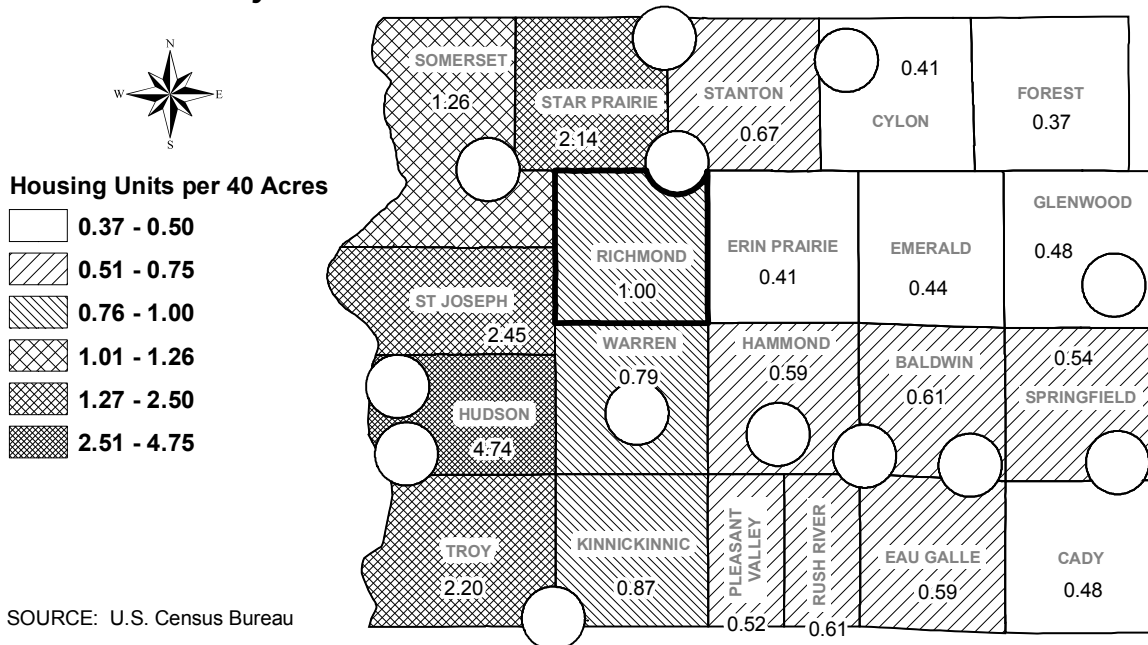
Housing Unit Density -- 2000 St. Croix County

COMMUNITY	HOUSING UNITS PER SQ. MILE	HOUSING UNITS PER 40 ACRES
Baldwin	9.8	0.61
Cady	7.7	0.48
Cylon	6.6	0.41
Eau Galle	9.5	0.59
Emerald	7.0	0.44
Erin Prairie	6.6	0.41
Forest	5.9	0.37
Glenwood	7.7	0.48
Hammond	9.5	0.59
Hudson	75.8	4.74
Kinnickinnic	13.9	0.87
Pleasant Valley	8.3	0.52
Richmond	16.0	1.00
Rush River	9.7	0.61
St. Joseph	39.2	2.45
Somerset	20.1	1.26
Springfield	8.7	0.54
Stanton	10.7	0.67
Star Prairie	34.3	2.14
Troy	35.2	2.20
Warren	12.6	0.79
C. Glenwood City	198.1	N/A
C. Hudson	709.2	N/A
C. New Richmond	521.0	N/A
C. River Falls	555.2	N/A
V. Baldwin	498.0	N/A
V. Deer Park	104.8	N/A
V. Hammond	319.2	N/A
V. N. Hudson	1036.3	N/A
V. Roberts	748.9	N/A
V. Somerset	357.5	N/A
V. Star Prairie	102.4	N/A
V. Wilson	44.5	N/A
V. Woodville	362.5	N/A
St. Croix County	33.6	2.1

Source: U.S. Census Bureau 2000 Project communities are designated in bold type.

- The Town of Richmond's housing unit density is fairly low. This indicates that Richmond in 2000 was still very rural in nature and the majority of housing in the town was very spread out.
- In comparison, the densities per square mile indicate the much higher density of the incorporated villages and city.

Housing Units Per 40 Acres - 2000 St. Croix County - Richmond



- As the graphic above shows, density throughout St. Croix County is higher in the west than in the east and higher along the I-94 corridor. The Twin Cities' job market has heavily influenced housing preferences in the western half of the county.



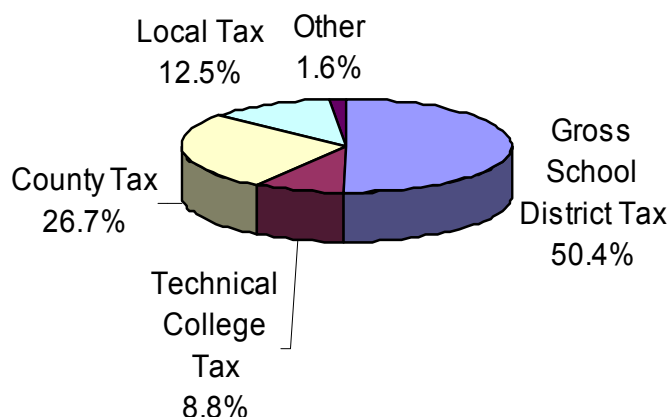
Rural subdivisions in Richmond are still very spread out. Photo by Shawn Demulling.

PROPERTY TAXES

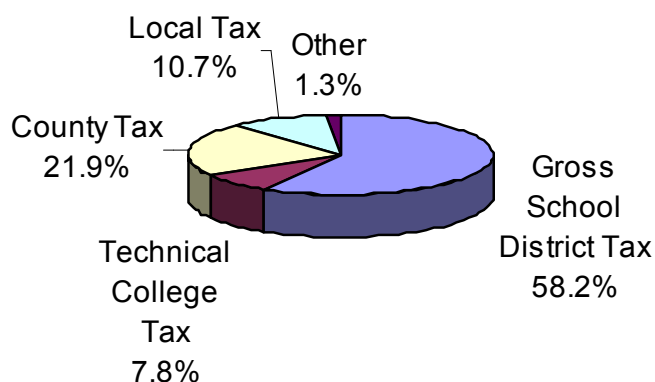
Property taxes can have a significant impact on land use and land use decisions. The state's use value assessment of agricultural land is a good example of how taxation can impact decisions. Because the holding cost of agricultural land has been decreased by use value assessment, there are more opportunities for investors in the agricultural land market.

Taxation is analyzed for each town based on the 2005 taxes using Department of Revenue data and tax analysis software. The first set of graphs looks at the breakdown of each municipality's tax bill.

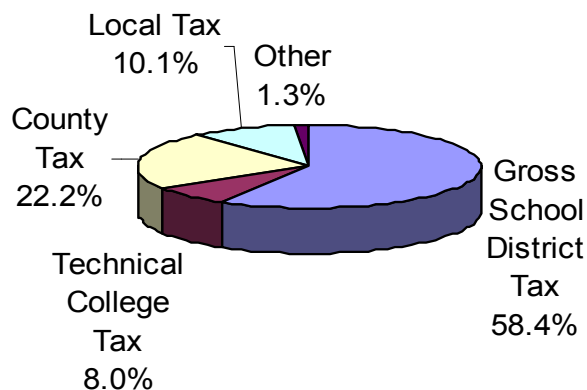
Property Taxes by Source – 2005
All Wisconsin Towns



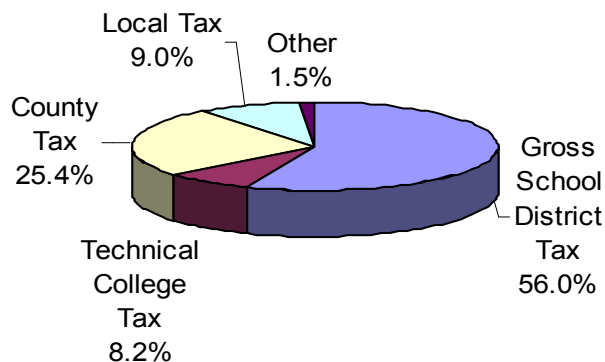
Property Taxes by Source – 2005
All St. Croix County Towns



Property Taxes by Source – 2005
All Co. Towns 1,001 -- 2500 Population



Property Taxes by Source -- 2005
Town of Richmond

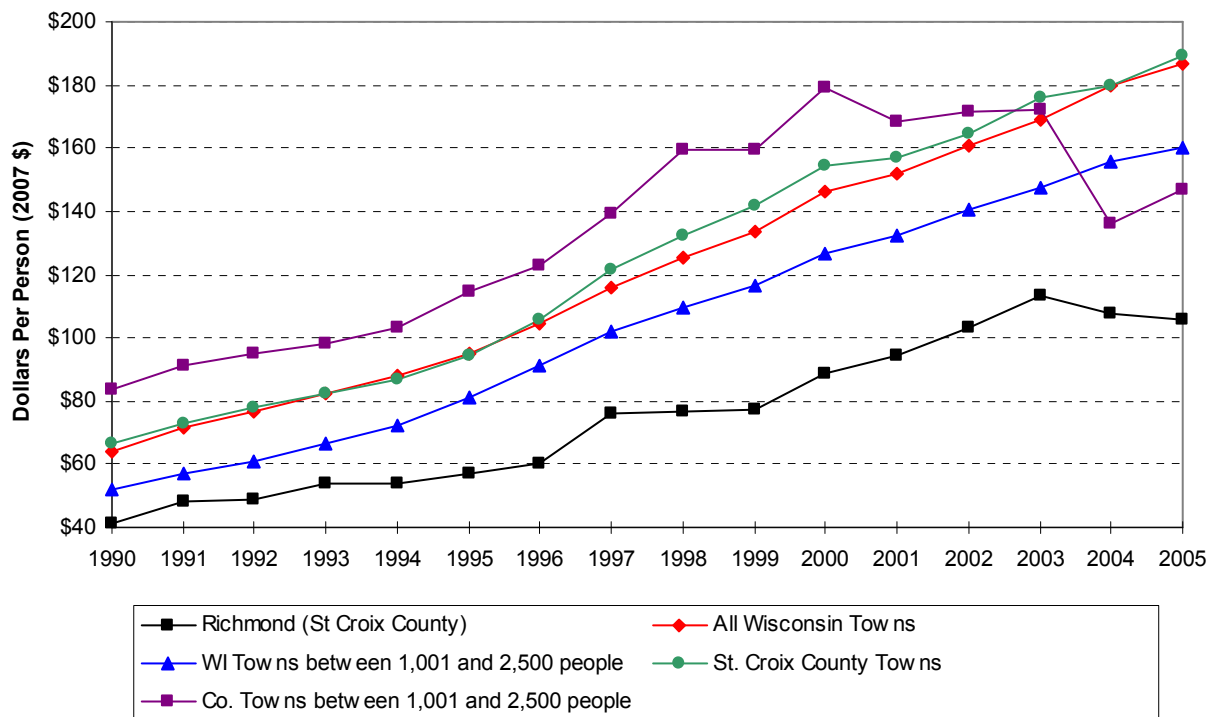


- Generally, the local schools account for the greatest share of local property taxes, ranging from 50-60 percent of all property taxes.
- The property tax breakdown between schools, county, and local taxes usually remains consistent regardless of a town's population.
- In 2005, Richmond's local tax rate was slightly lower, about nine percent, relative to similar-sized towns, all county towns and all Wisconsin towns.

The next two graphs show how taxes per citizen have changed over a 15-year time frame and the break down of local taxes per capita by budget categories in 2005.

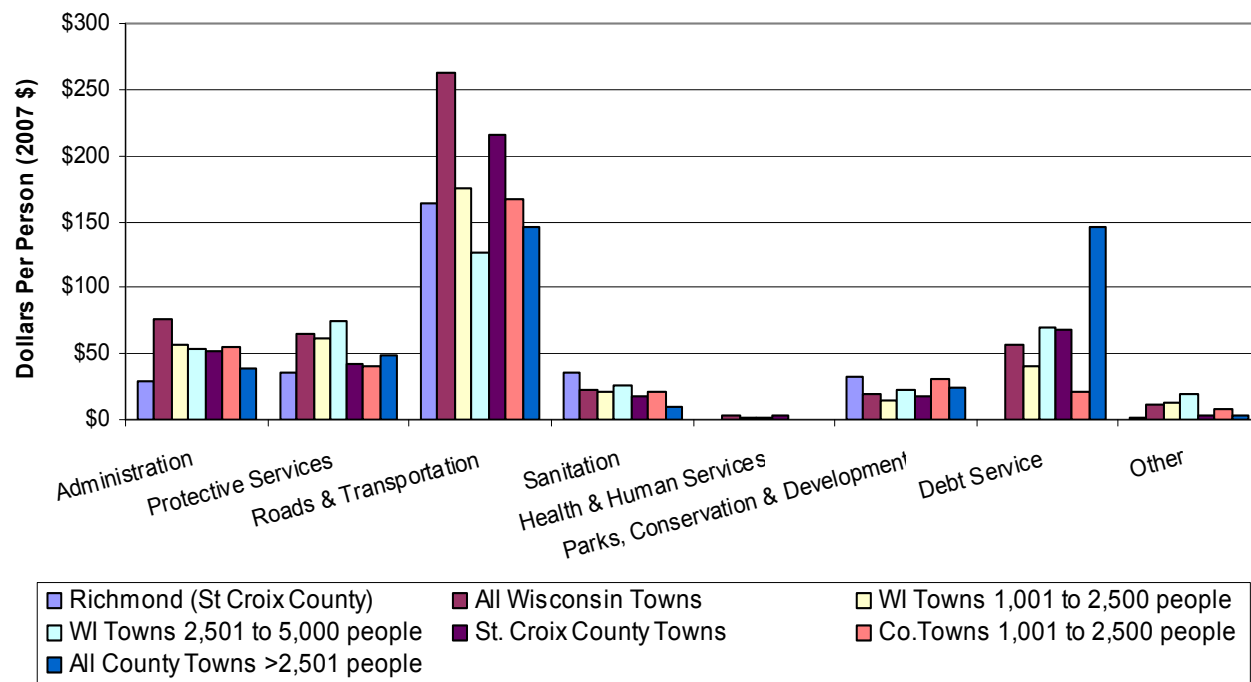
Per Capita Local Tax -- 1990 to 2005

Town of Richmond



- Between 1990 and 2005, the Town of Richmond has generally had a very low tax rate per capita. The tax rate has consistently been well below the rates for all St. Croix County and Wisconsin towns and those county and Wisconsin towns in a similar population category.
- The town's per capita tax rate is two and a half times lower than the average rate for all towns in St. Croix County and is a third of that for similar-sized towns in the county.
- The rate has increased steadily while still remaining well below the per capita rate for similar sized towns and all towns in St. Croix County and Wisconsin.
- While the town's tax rate is low in comparison to other towns, it has seen tremendous increases.
- Taxes per capita have increased steadily in the Town of Richmond, over 175 percent from 1990 to 2005.
- The largest single increase occurred in 1997 when the tax rate per capita jumped from \$60 to almost \$80.
- Since that time per capita taxes have seen steady increases with some dips.

Per Capita Expenditures of Town Revenues -- 2005
Town of Richmond



- In 2005, the Town of Richmond's largest local expense was town roads. The town's road costs were in-line with similar-sized communities and all communities in St. Croix County and Wisconsin.
- At \$164 per person, road costs are approximately four and a half times the cost of the next largest budget items.
- Sanitation and parks, conservation & development were the only budget areas where the cost was higher than similar-sized communities and all communities in St. Croix County and Wisconsin.
- Generally Richmond's expenses are less than similar-sized communities and all towns in the county and State.
- Protective services costs about \$36 per person; sanitation \$35 per person; parks, conservation & development \$32 per person; and administration \$29 per person.
- Richmond's sanitation expenses are relatively high because they include the drop-off site at the town hall. Parks may be higher because of donation to recreation facilities in the City of New Richmond.
- As of 2005 the town had no debt service.

CONFLICTING LAND USES

Conflicting land uses in the Town of Richmond are related to the rural and generally agricultural nature of the town. Conflicts may be seen between residential uses and agricultural or recreational or tourism uses. There are also conflicts from non-metallic mining operations and residential uses whether in conjunction with agricultural operations or rural residential housing.



The commercial golf course provides open space and a buffer between this nonmetallic mining operation and residential housing in the Town of Richmond. Photo by Shawn Demulling.

Other possible conflicts stem from the diverse expectations of those people moving to the country and long-time residents. Another conflict occurs between the Town residents and the City of New Richmond. A conflict is seen in the sometimes limited commercial, industrial and home occupation activities which occur in rural areas. The lack of convenient access to commercial facilities can be viewed very differently by rural residents.

Generally the Town of Richmond finds that information is one of the best ways to decrease or control conflicts. A rural living guide to help educate new rural residential residents about what to expect when choosing to live in a rural agricultural community has been developed by St. Croix County and should improve understanding about conflicting uses. The guide can be customized with local information regarding issues of concern, rules and regulations and where to find assistance specific to the Town of Richmond.

Also the town has developed a website where information on living in the community, upcoming meetings, minutes, plans and regulations are or will be posted for convenient public access. The link is: www.townofrichmond.com/.

Since 2007, the downturn in the economy and housing slump has created a new set of issues for town residents. Foreclosures, empty houses and vacant lots have created concerns regarding property maintenance, property values, conversion of land back to agriculture and declining sales and values. Better information allows informed decisions regarding existing and future land uses and their impact on the community.

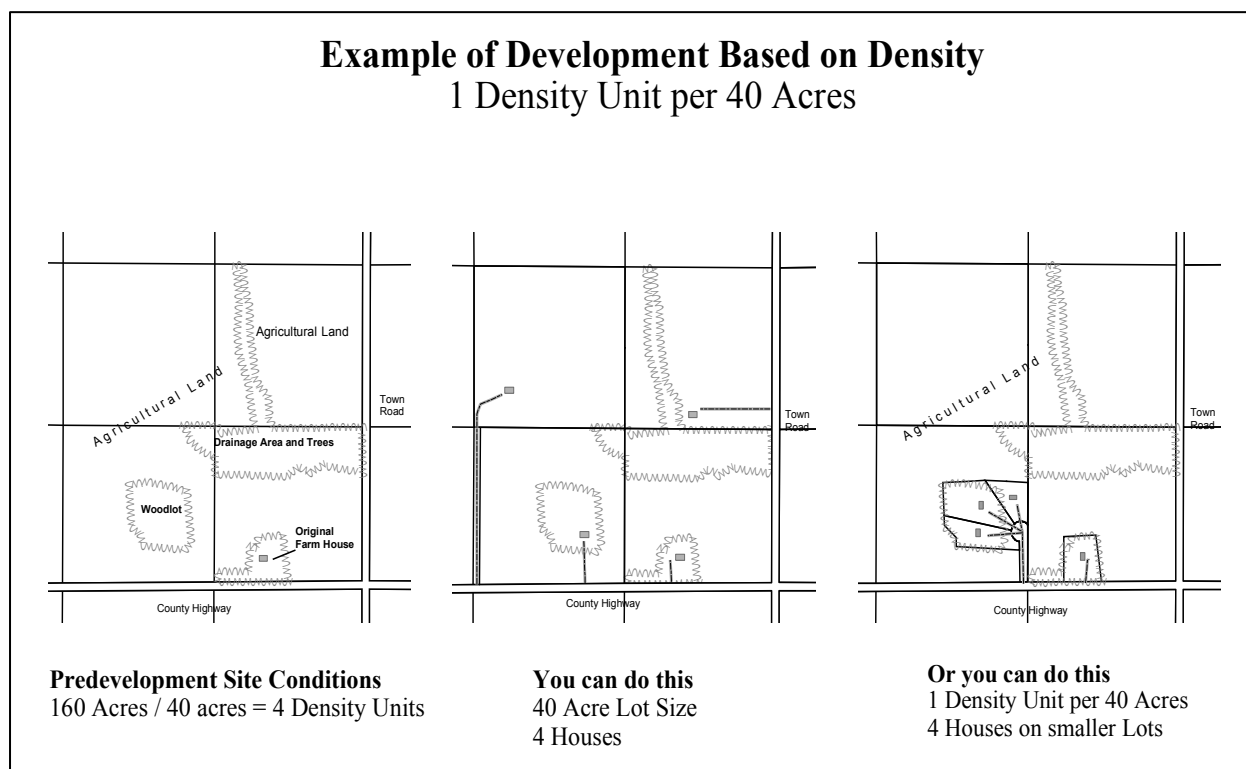


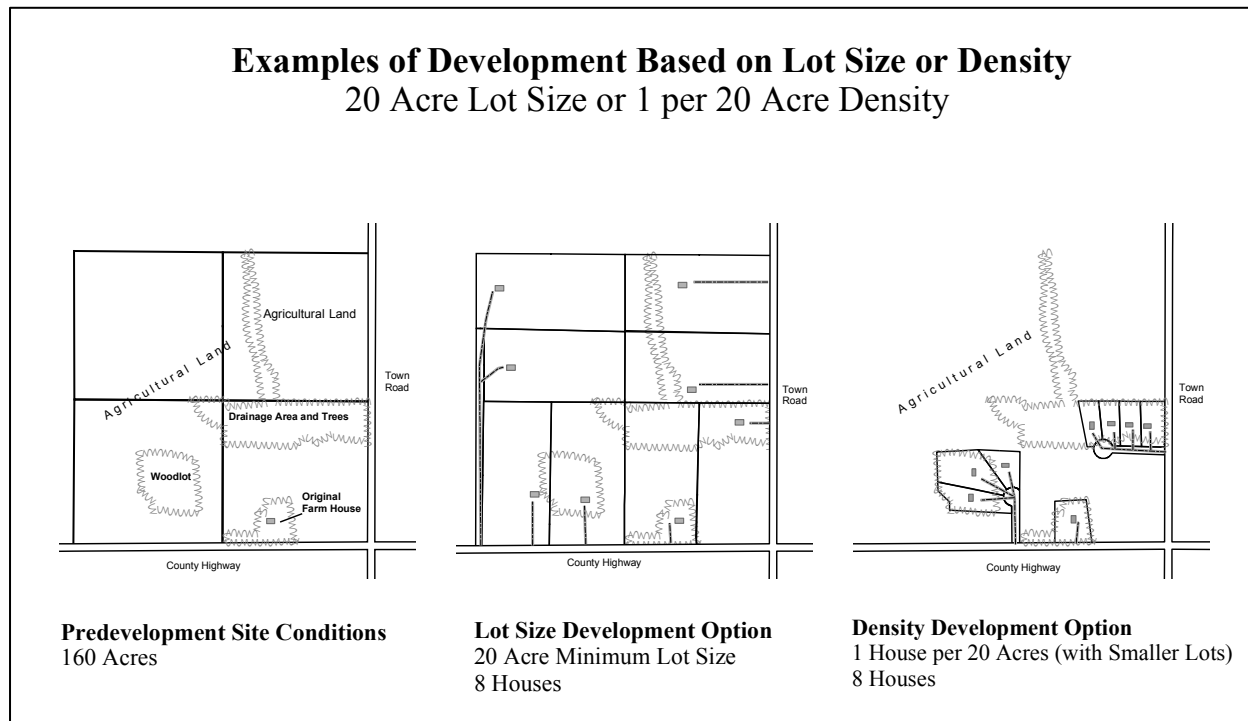
Educating residents about farming practices that include noise, dust, smells and day and night operations can reduce conflicts between neighbors. Photo by Shawn Demulling.

LAND USE ALTERNATIVES

DENSITY BASED DEVELOPMENT REGULATION

Density based development regulation is a tool to allow communities to regulate the amount of development and the size of lots separately from each other. Historically, communities have set the amount of development (maximum density) and the minimum lot size at the *same* number, i.e. 35 acre minimum lot size = 1 house every 35 acres, 5 acre minimum lot size = 1 house every 5 acres. With a density-based approach these two standards are separated. Minimum lot size regulations set how big individual homesites or lots must be. Maximum density regulations set how many homesites or lots can be divided from a larger parcel regardless of how big individual homesites or lot size must be. Establishing maximum density standards in addition to minimum lot sizes is density based development regulation. The figures below illustrate this concept.



**Advantages:**

- Often provides low to medium income housing.
- Enables the developer to earn a greater return on their investment.
- Focus increased development density within selected portions of the community.
- Can achieve environmental, agricultural and social benefits of greater variety of housing types, required open space, agricultural preservation and protection of environmentally sensitive areas.

Disadvantages:

- Limits flexibility on what can be constructed and where.
- Focuses more development in rural areas where land is readily available and relatively inexpensive.
- Consumers may not want development.
- Occasionally promotes monotonous development patterns.

TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) is an incentive-based tool used by some communities to help achieve land use goals – generally at little or no public expense. TDR is usually used in concert with other land use tools such as zoning and subdivision regulations. Although it is used to achieve community objectives, the concept of TDR is fundamentally linked to private property rights. All owners of private property in the United States hold with it an interest in a “bundle of rights.” Sticks in the bundle may include the right to maintain the present land use, the right to mine or excavate and the right to build or subdivide. These rights may be limited through laws like zoning enacted by government. TDR suggests that the right to develop property can be transferred from one property owner’s bundle to another owner’s bundle.

TDR programs can be modest or broad in scope they can include a few or nearly all property owners. However there are some essential features shared by nearly all TDR programs.

A TDR program allow the transfer of one or more rights to develop from properties that a community desires to preserve or prefers not to see developed to properties where a community is willing to accept development. A community can identify and designate areas to preserve or limit development for a variety of reasons including protecting productive farmland, environmentally sensitive areas, open spaces, scenic areas, historic buildings, etc. Landowners in these areas are restricted from developing their land to its maximum economic use through zoning and other regulation. However these landowners can move, send or sell their development rights to areas where the community encourages development.

- The sale (“transfer”) of one parcel’s development rights (the “sending” parcel) to the owner of another parcel (the “receiving” parcel) allows more development on the receiving parcel while reducing or preventing development on the sending parcel. A conservation easement or deed restriction is placed on the sending parcel to prevent further development in either the short term or long term depending on the adopted regulations.

When a land owner sells development rights, development of that property is prevented through a deed restriction or conservation easement. All other rights remain with the property. For example, a farmer who transfers a development right retains title to the land and may continue farming. Through the sale of development rights, TDR allows property owners to achieve some to all of the economic gain that could otherwise be realized through actual development of their property.

A conservation easement is:

A less-than-fee, non-possessory interest in a parcel of land, recorded by a real estate deed. Acquired by public agencies or private conservation organizations through purchase or donation.

The holder of the underlying possessory interest retains certain rights to the land (e.g., the right to sell, the right to farm, the right to hunt).

The holder of the easement has the right to prevent certain activities on the land consistent with the terms of the easement.

May prohibit all ground-disturbing activity on a parcel. May last for a specified term or be a perpetual restriction on the use of land.

A deed restriction is:

A limitation recorded against a deed and filed in the Register of Deeds Office.

Landowners may purchase development rights from other landowners. Communities usually designate on a land use map where new or additional development is appropriate. Criteria for determining areas where development should be located could include: good access to transportation networks, poorer farm lands, access to public sewer and water systems.

Typically the use of transferred development rights allows the areas where development is acceptable to develop at higher densities than would otherwise be allowed. For example, a land owner may be permitted to building only 1 house under her property’s base zoning but with the use of transferred development rights, the property owner may be able to develop 4, 6, etc. houses. The system must be constructed so that landowners that purchase development rights

can enjoy a greater economic return on their properties by purchasing and using development rights than by developing under the standard rules.

Development rights or TDRs are bought and sold in a private market much like real estate. Their price, therefore, is dictated by the laws of supply and demand. Public involvement and expanse is generally limited once a program is established.

Advantages:

- Provides landowners with options.
- Can protect large tracts of sensitive areas, such as endangered resources, viable agricultural soils and drinking water supplies.
- Provides financial incentives for landowners in both sending and receiving areas.
- Can allow developers in receiving areas to build increased density developments above and beyond normal zoning regulations.
- Provides certainty about where development will happen.
- Creates incentive for developers to buy development rights.
- Creates a competitive market between buyers and sellers.

Disadvantages:

- Complex and difficult to administer.
- For this program to work there must be development pressures in both sending and receiving areas.

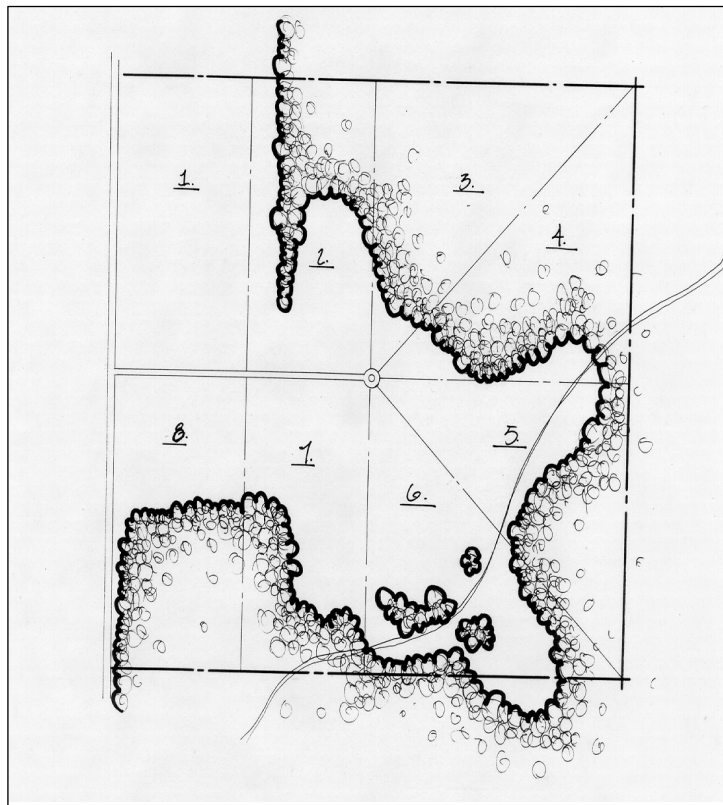
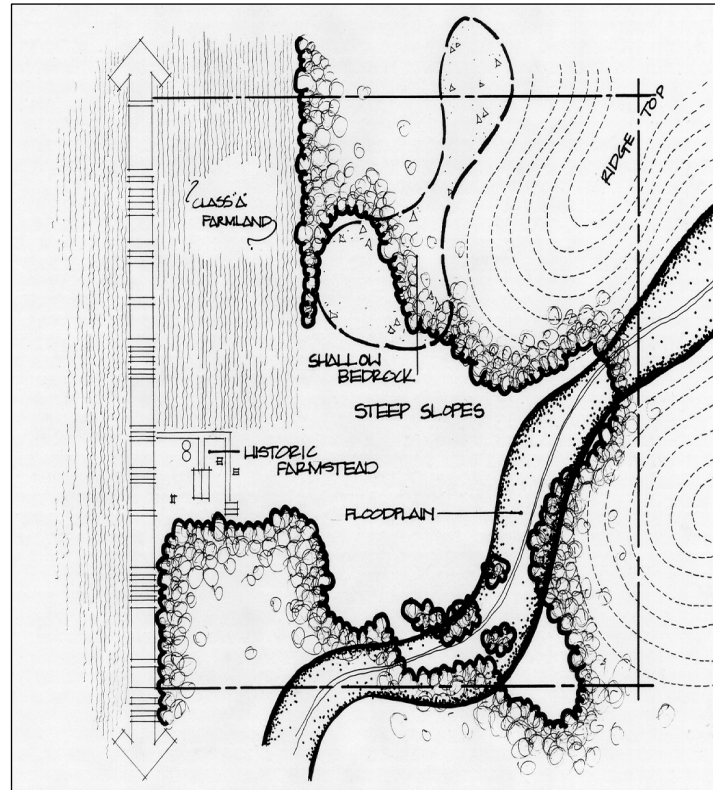
CONSERVATION DESIGN SUBDIVISIONS

Conservation design development, or conservation design, is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land used for the house lots and necessary roads. The open space is permanently preserved through conservation easements. It is important to note **that a conservation design subdivision provides the developer with the same number, or possibly more, lots than could be accomplished through a conventional subdivision.**

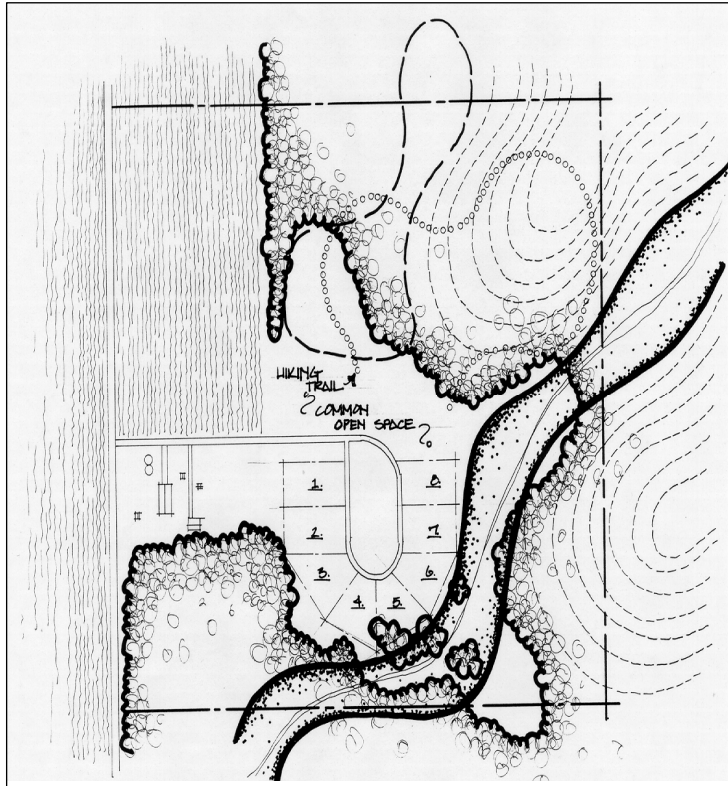
As a method for maintaining desired rural character in towns that allow major subdivisions, the conservation design development concept can be a key tenet of the comprehensive plan. This technique can help towns preserve many of the natural and agricultural features that first attracted new residents by improving the design of future residential developments.

The conservation design example below uses the same number of house lots from the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve farmland. The following sketches are from “A Model Ordinance for a Conservation Subdivision” prepared by the University of Wisconsin Extension.

Step 1: Inventory and mapping of existing resources for a hypothetical 40-acre site.



Step 2: Development yield as permitted under existing ordinances (zoning, etc.) for the 40-acre site and assuming a 5-acre minimum lot size zoning standard. Eight lots would be permitted under this scenario.



Step 3: Concept map of the conservation subdivision showing the eight lots that would be permitted, plus the historic farmhouse, which would be preserved, for a total of nine dwelling units.

The following are some observations from comparing the conventional subdivision to the conservation design subdivision:

- Conventional layout – all parts of the tract are either house lots or roads.
- Conservation layout – close to half of the site is undivided open space or agricultural land that can be permanently preserved.
- Conventional layout – view from across the road to the trees and creek is disrupted, and houses can be seen in all parts of the development.
- Conservation layout – view from across the road to trees and creek is almost entirely preserved.
- Conventional layout – only four property owners have access to parts of the creek.
- Conservation layout – all property owners have access to the length of the creek.
- Conventional layout – no common space; each lot owner only has use of his own five-acre parcel.
- Conservation layout – creates a number of common open space areas with a large area remaining for active agricultural use.
- Conventional layout – no pedestrian-ways unless sidewalks are included in the construction of the roads.
- Conservation layout – trail network can be completed and can link with neighboring subdivisions.
- Conventional layout – no area for neighborhood facilities.

- Conservation layout – central green area can include children’s play area, shelter, or other amenities.

Given the strong desire of residents to retain rural character and preserve natural features and farmland, conservation design subdivisions offer a preferable alternative to typical subdivisions with large house lots blanketing entire tracts of land.

There are several recommendations relating to conservation design developments.

They include:

- Conservation design should be the preferred method for future major residential subdivisions.
- Require a minimum of 50 percent or more of the acreage of the conservation design subdivision to be dedicated to open space, natural areas or agricultural uses. The 50 percent or more requirement can include undevelopable land, such as wetlands, creeks and other water features, in the calculation.
- Prime agricultural land, in addition to natural resource features, such as wetlands, steep slopes and floodplains, should be included within the preserved open space to the greatest extent possible. Additional features that the Town feels adds to its rural character, such as blocks of upland woods, should be identified as secondary conservation areas and are preferred for the balance of the open space areas, if needed.
- The open space within the conservation design subdivisions should be owned by any of the following four entities: land trust, homeowners association, individual landowner or town and should be spelled out and agreed upon in writing before the subdivision is approved.

NATURAL LIMITATIONS TO DEVELOPMENT

Decisions on land use are based on a variety of factors both internal and external to a particular site. Some factors are beyond a property owner’s control, i.e. government regulation, the economy, interest rates and market demand. Other factors, such as management, are completely controlled by the property owner. However, these factors can and will change over time,



Wetlands and wooded areas should be incorporated into developments. Photo by Shawn Demulling.

whereas the natural physical features of the site are usually unchangeable or change is severely limited. Physical features, such as soil type, soil productivity, slope, wastewater treatment capacity, depth to groundwater, depth to bedrock, environmental

sensitivity, etc., can direct or limit land use alternatives for a property owner. For specific details on the natural physical features that can impact land use alternatives and decisions please see the Natural Resources Section, page 134.

SUPPLY & DEMAND

The following tables provides information from St. Croix County's property records on the number of lots that have been created in each municipality since 2000 but which have no improvements on them. The numbers provided reflect 2008 assessment data. Lots may have been created or improved after the 2008 assessment.

Unimproved Lots Developed From 2000 -- 2008 St. Croix County

MUNICIPALITY	LOTS	% OF TOTAL
Baldwin	3	0.08%
Cady	2	0.06%
Cylon	3	0.08%
Eau Galle	32	0.88%
Emerald	4	0.11%
Erin Prairie	14	0.39%
Forest	0	0.00%
Glenwood	4	0.11%
Hammond	332	9.18%
Hudson	176	4.86%
Kinnickinnic	31	0.86%
Pleasant Valley	15	0.41%
Richmond	379	10.48%
Rush River	2	0.06%
St. Joseph	136	3.76%
Somerset	242	6.69%
Springfield	8	0.22%
Stanton	0	0.00%
Star Prairie	135	3.73%
Troy	327	9.04%
Warren	40	1.11%
V. Baldwin	53	1.46%
V. Hammond	4	0.11%
V. North Hudson	40	1.11%
V. Roberts	100	2.76%
V. Somerset	166	4.59%
V. Spring Valley	1	0.03%
V. Woodville	59	1.63%
C. Glenwood City	5	0.14%
C. Hudson	283	7.82%
C. New Richmond	810	22.39%
C. River Falls	212	5.86%
St. Croix County	3618	100.00%

Source: St. Croix County Planning & Zoning Land Information
April 2009.

Project community is designated in bold type.

Average New Construction Addresses Issued 1994 -- 2009

St. Croix County Towns

MUNICIPALITY	AVERAGE # ADDRESSES ISSUED	% OF TOTAL
Baldwin	6	1.51%
Cady	7	1.66%
Cylon	4	0.88%
Eau Galle	11	2.66%
Emerald	7	1.57%
Erin Prairie	3	0.80%
Forest	3	0.80%
Glenwood	5	1.13%
Hammond	29	7.09%
Hudson	88	21.30%
Kinnickinnic	15	3.61%
Pleasant Valley	4	0.97%
Richmond	45	10.90%
Rush River	4	0.91%
St. Joseph	28	6.80%
Somerset	56	13.49%
Springfield	8	1.84%
Stanton	2	0.56%
Star Prairie	39	9.43%
Troy	47	11.43%
Warren	14	3.36%
St. Croix County	413	100.00%

Source: St. Croix County Planning & Zoning Addressing &
Sanitary System Records December 2009.

Project community is designated in bold type.

- As of 2008, there were 3,618 unimproved lots available for development in St. Croix County that had been created since 2000.
- The highest number of unimproved lots, 810, was found in the City of New Richmond, representing about 22 percent of the total supply.
- The Town of Richmond's 379 unimproved lots was the highest number for any town in St. Croix County and the second highest amount for any municipality. Richmond has a little over 10 percent of the total supply of unimproved lots in the county.
- Since 1994, construction has occurred on approximately 413 lots per year in St. Croix County, based on the county's address and sanitary system records.
- During this same 15 year time frame, construction has occurred on approximately 45 lots per year in the Town of Richmond.
- Based on the estimated number of undeveloped lots and the historic rate of construction development, the county's current supply of lots should last about nine to 10 years.
- Using the same numbers, estimated undeveloped lots and the historic construction development rates, the town's current lot supply represents about eight years of growth.



Round bales cover the undeveloped lots in the Cherry Knolls subdivision in the Town of Richmond.
Photo by Shawn Demulling.

LAND USE PROJECTIONS

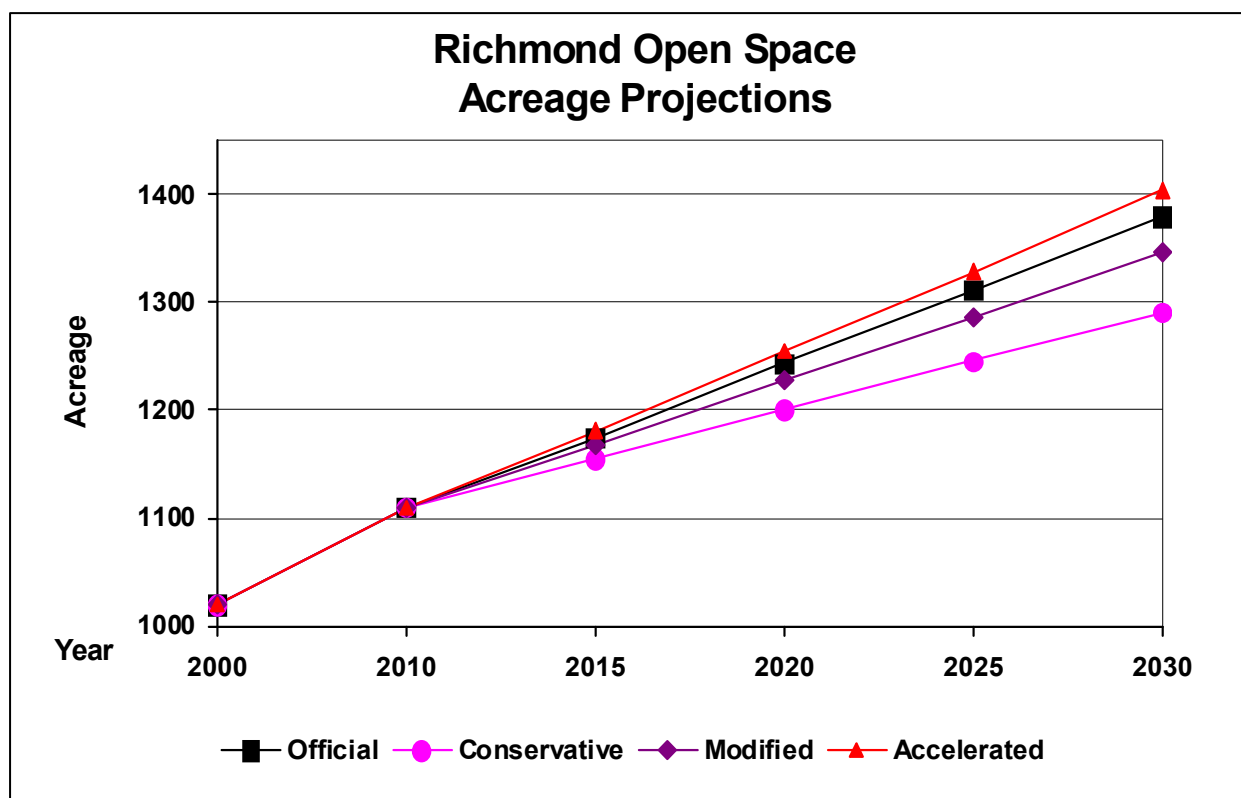
OPEN SPACE PROJECTIONS

The Town of Richmond anticipates that, as residential growth occurs, the demand for open space will also occur. The Plan Commission felt that generally open space should be preserved at a rate of 10 percent of residential growth. That ratio is used to estimate the open space that would be ideal for parks, recreation and natural areas for the future land use scenarios through 2030. Please see the chart and graph below.

Open Space Acreage Projections – 2000 to 2030 *Town of Richmond*

	OFFICIAL TREND		CONSERVATIVE GROWTH		MODIFIED GROWTH		ACCELERATED GROWTH	
Year	Additional Acres Needed	Total Acreage	Additional Acres	Total Acreage	Additional Acres	Total Acreage	Additional Acres	Total Acreage
2000	0	1020	0	1020	0	1020	0	1020
2010	0	1110	0	1110	0	1110	0	1110
2015	65	1175	45	1155	58	1168	71	1181
2020	69	1244	46	1201	60	1228	74	1255
2025	68	1312	46	1246	59	1287	75	1329
2030	69	1380	45	1291	60	1347	75	1404

Source: Richmond Plan Commission & St. Croix County Planning & Zoning Department 2010, 2015, 2020, 2025 and 2030.



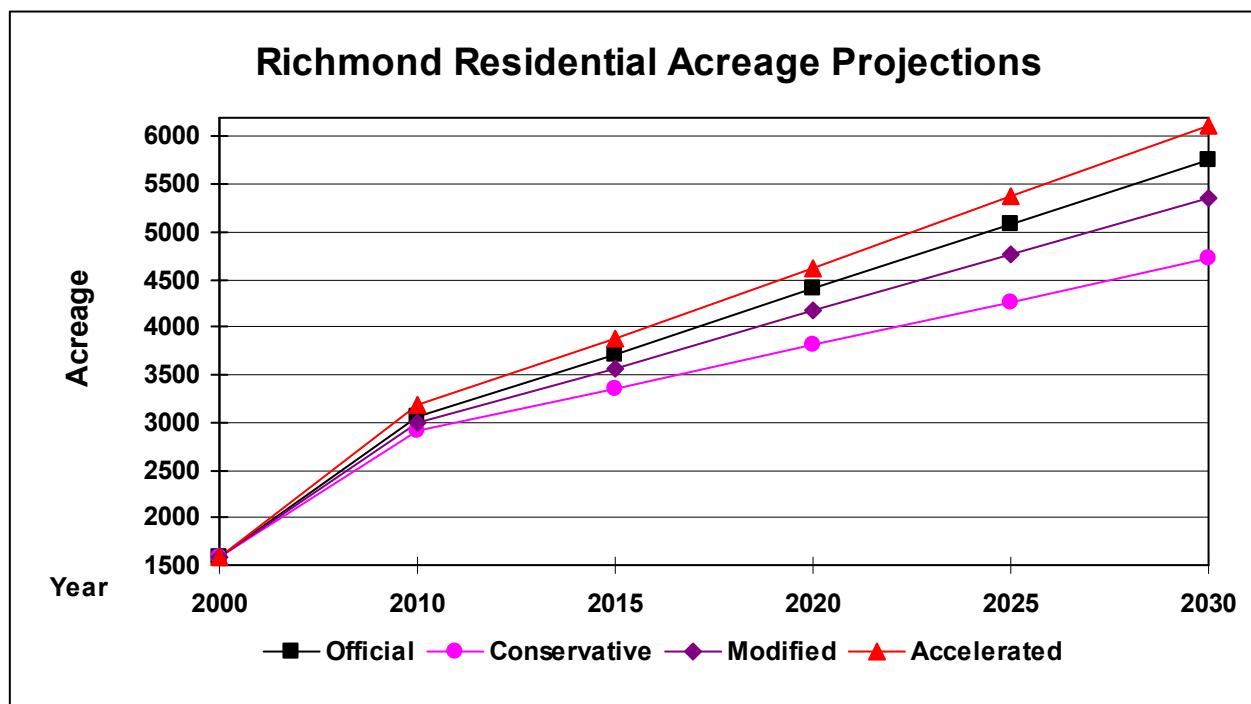
RESIDENTIAL PROJECTIONS

The residential land use projections for the Town of Richmond were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference. The Acreage Projections are based on an average of three acres per housing unit. The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.

Residential Acreage Projections – 2000 to 2030 **Town of Richmond**

YEAR	OFFICIAL TREND		CONSERVATIVE GROWTH		MODIFIED GROWTH		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	1590	0	1590	0	1590	0	1590
2010	1467	3057	1317	2907	1402	2992	1590	3180
2015	651	3708	449	3355	576	3568	711	3891
2020	690	4398	457	3813	600	4167	736	4626
2025	675	5073	458	4270	591	4759	747	5373
2030	687	5760	450	4720	599	5358	750	6123

Source: U.S. Census Bureau, WI Department of Administration & St. Croix County Planning & Zoning Department Projections.



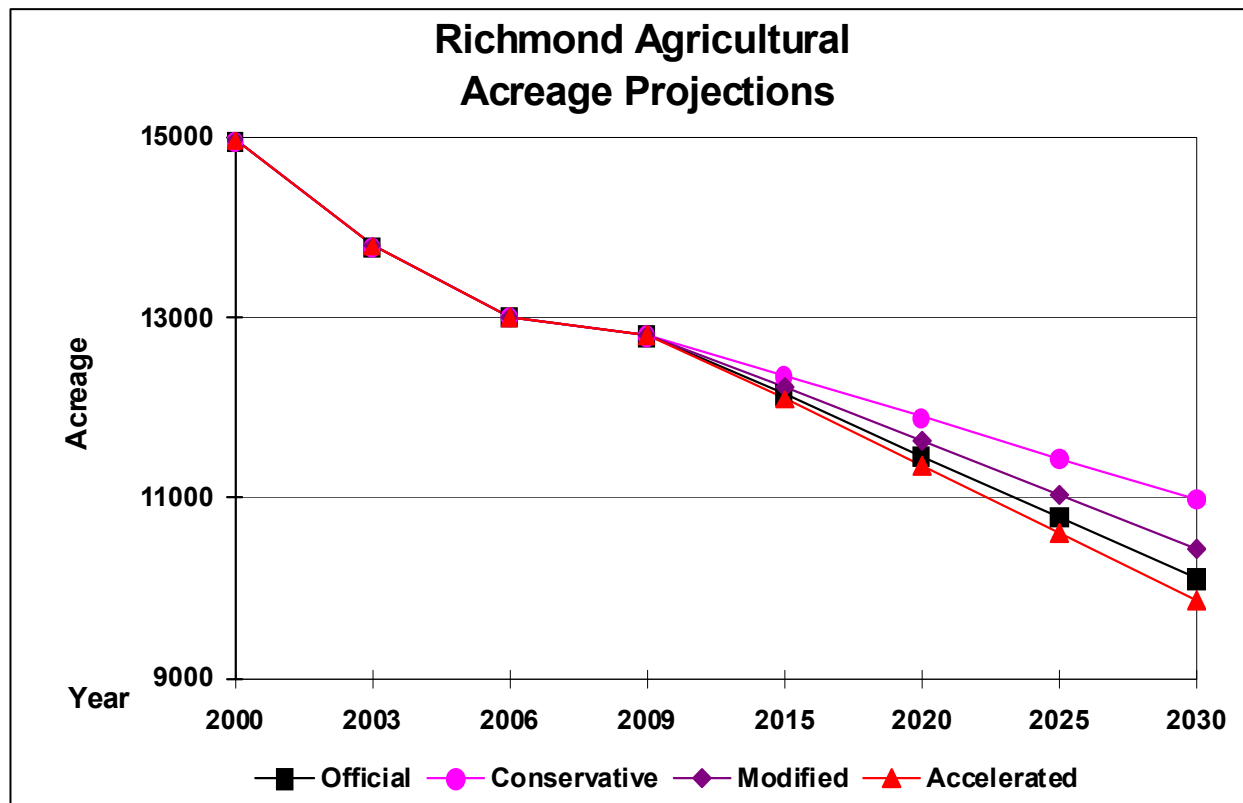
AGRICULTURAL PROJECTIONS

The Town of Richmond generally expects the amount of agricultural land to continue to decline in the town as land is converted to residential or other land uses. The amount of change will be directly related to the amount of residential land use that occurs and somewhat related to the growth in recreational, commercial and industrial land uses. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics. They were created by subtracting the Official Trend, Conservative Growth, Modified Growth and Accelerated Growth residential land use projections from the existing agricultural land use statistics.

Agricultural Acreage Projections – 2000 to 2030 Town of Richmond

YEAR	OFFICIAL TREND ACREAGE	CONSERVATIVE GROWTH ACREAGE	MODIFIED GROWTH ACREAGE	ACCELERATED GROWTH ACREAGE
2000	14,970	14,970	14,970	14,970
2003	13,796	13,796	13,796	13,796
2006	13,015	13,015	13,015	13,015
2009	12,809	12,809	12,809	12,809
2015	12,158	12,360	12,233	12,098
2020	11,468	11,903	11,633	11,362
2025	10,793	11,445	11,042	10,615
2030	10,106	10,995	10,443	9,865

Source: Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department Projections.



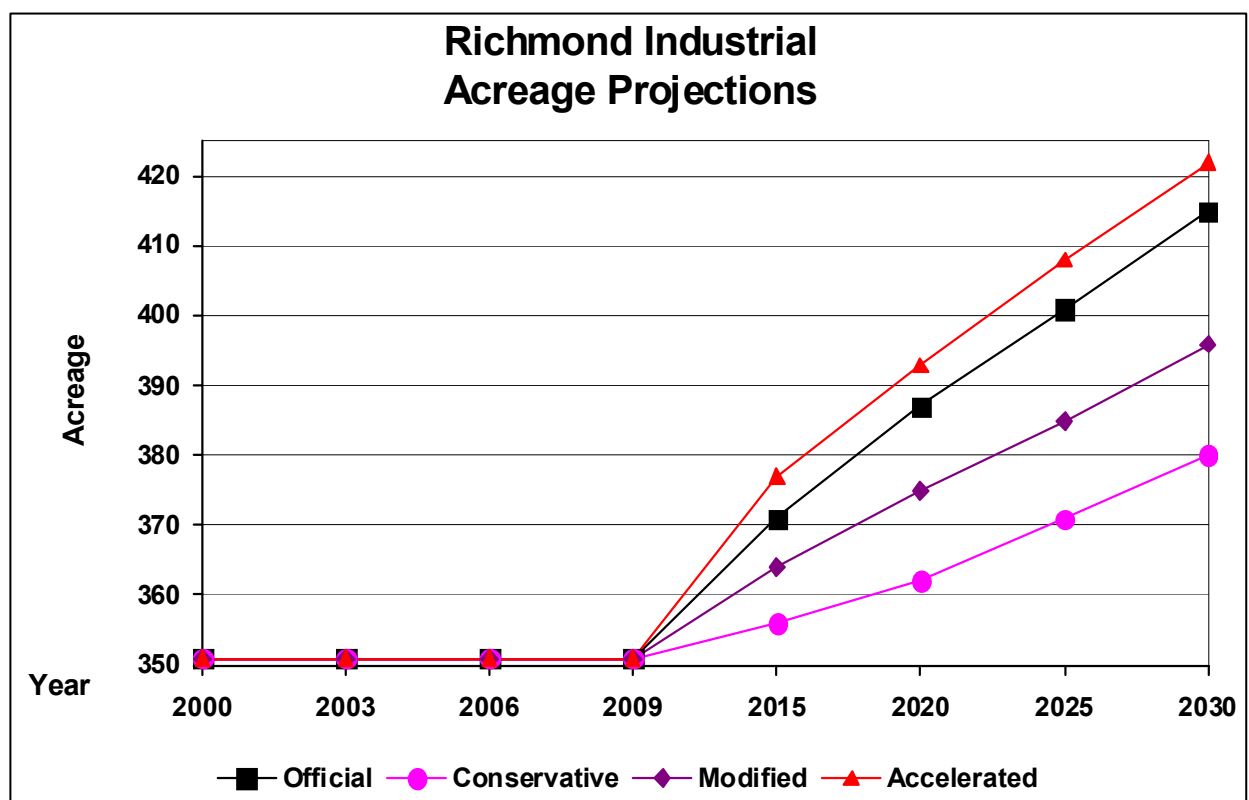
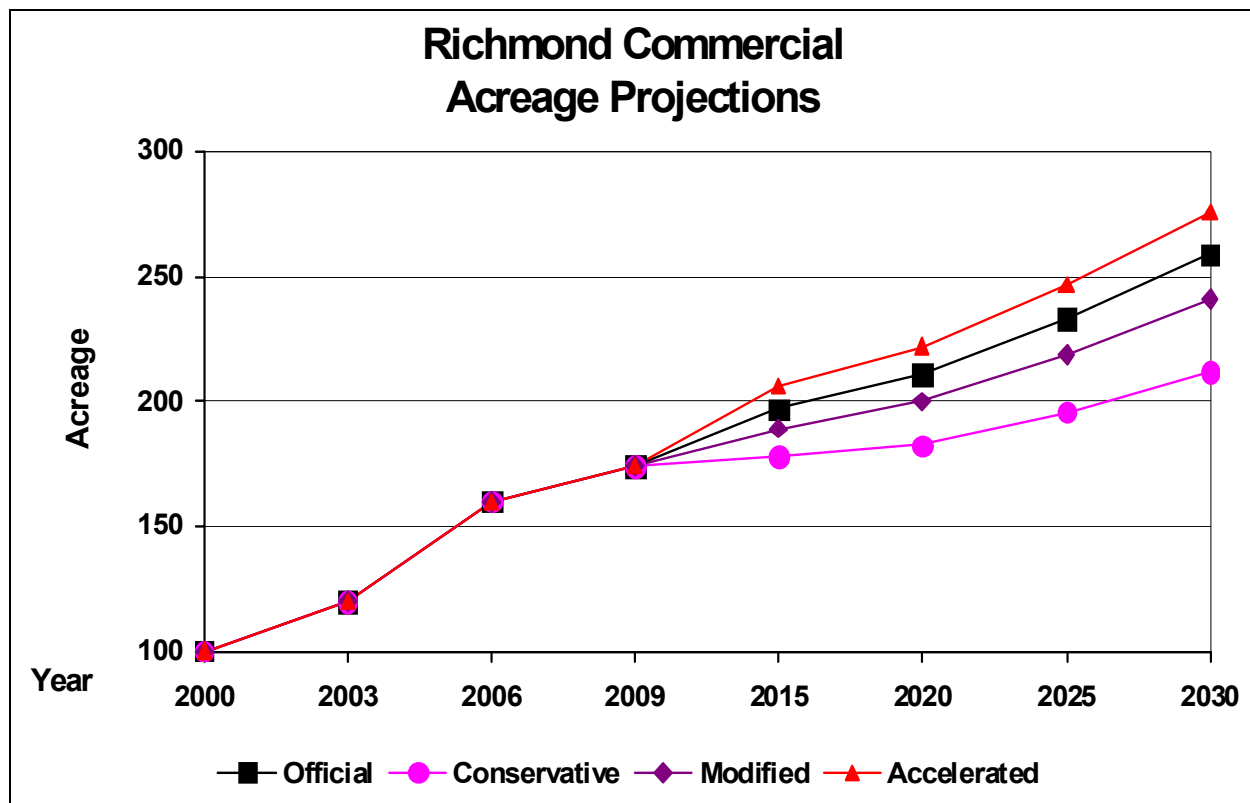
COMMERCIAL & INDUSTRIAL PROJECTIONS

The Town of Richmond has identified limited expansion of commercial and industrial uses in the town. These uses would center around major highway intersections and, to a limited extent, existing businesses. The town has also identified some expansion of home occupations. The town generally recommends any intensive new commercial and industrial development should be located in the neighboring city or villages. Extensive commercial and industrial development would not be consistent with the rural character and community goals of the town. The existing commercial and industrial land uses are one percent and two percent of the total land uses, respectively. Limited projections to accommodate expansion of commercial or industrial land uses are identified based on the recommendations in Richmond's goals, objectives and policies regarding location and amounts of commercial and industrial land uses. The amounts of commercial and industrial land use will likely be driven by increases in residential development. To calculate these projections, ratios of commercial and industrial to residential land use were calculated and then used to estimate the change in commercial and industrial land use acreages. Please see the chart below.

Commercial & Industrial Acreage Projections – 2000 to 2030 ***Town of Richmond***

YEAR	OFFICIAL TREND ACREAGE		CONSERVATIVE GROWTH ACREAGE		MODIFIED GROWTH ACREAGE		ACCELERATED GROWTH ACREAGE	
	Commercial	Industrial	Commercial	Industrial	Commercial	Industrial	Commercial	Industrial
2000	100	351	100	351	100	351	100	351
2003	120	351	120	351	120	351	120	351
2006	160	351	160	351	160	351	160	351
2009	174	351	174	351	174	351	174	351
2015	197	371	178	356	189	364	206	377
2020	211	387	183	362	200	375	222	393
2025	233	401	196	371	219	385	247	408
2030	259	415	212	380	241	396	276	422

Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections 2015, 2020, 2025 and 2030



INTERACTIVE LAND USE WORKSHOP RESULTS

The development projections for open space, residential, commercial, industrial and agriculture land uses were utilized as the basis for an Interactive Land Use Workshop. The first part consisted of an interactive slide show of land uses where participants individually voted on whether they would like or dislike seeing a land use in the Town of Richmond. Then the participants were divided into three groups for a land use mapping exercise. Using two Trends, conservative and aggressive, different projections for open space, residential, commercial and industrial future land use were mapped. This allowed participants to experience the possible scope of future development, discuss pros and cons of various locations for future development and provide the plan commission with indications of how future land use could play out. Each group developed two maps. Analysis of the maps provided some commonalities and consensus for the plan commission to work from in developing the town's future land use map.

A final step in the process was to have the participants indicate which level of future growth, conservative or aggressive, was preferred in the town.

Voting anonymously, all three groups chose the conservative trend 1. Votes were: public open space 74 percent trend 1, 26 percent trend 2; commercial/industrial land use 79 percent trend 1, 21 percent trend 2; residential land use 83 percent trend 1, 17 percent trend 2; overall land use 88 percent trend 1, 12 percent trend 2.

The consensus between the three groups consisted of support for infill residential development in the eastern and northern portions of the town, especially around the new high school; some conservation design residential development near sensitive natural resources; protection of natural resources especially the Anderson Springs area and along the Willow River, Ten Mile Creek, Paperjack Creek, Brushy Mound Pond; commercial development along STH 65 and CTH G, in unincorporated Boardman and possibly at the diamond interchange at 110th Street on STH 64; industrial expansion of the existing nonmetallic mining sites. These results are incorporated into the land use goals, objectives and policies and the future land use map and narrative.



Citizens and Plan Commission and Town Board members worked with facilitators to identify future land uses in Richmond. Photo by David Fodroczi.

LAND USE GOALS, OBJECTIVES & POLICIES

The following goal statements were developed by the Plan Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey, the vision statements, the interactive land use workshop results and the land use policies that have historically been followed in the town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the historic rate of development is acceptable in the town but there needs to be some policy changes regarding the type and location of residential, commercial and industrial growth and the protection of open space areas. The Plan Commission has identified changes that enhance and direct land use options that would best fit the future needs, growth and preferences of Richmond's residents while preserving the town's rural character.

Goals:

1. The Town of Richmond will encourage a desirable mix of land uses that will maintain the town's rural character and preserve its agricultural heritage, while allowing moderate residential, commercial and industrial development.
2. Protect abundant and high quality natural and agricultural resources to maintain the town's rural community character.
3. Promote the continuation of agriculture and farming as one of the primary land uses.
4. Maintain the integrity of zoning districts by considering distinct uses and separation. Direct commercial and industrial land uses to designated areas to improve compatibility and decrease conflicts.
5. Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.
6. Coordinate land use planning with utility and community facility systems, natural resource and transportation systems planning.



Rural residential development in the Town of Richmond, this site is located on the north side of 130th Avenue near 140th Street. Photo by Shawn Demulling.

7. Support a limited number of dwelling units with three or four units in a structure in conjunction with conservation design development.

Objectives:

1. Manage and control the rate of development to maintain a distinctive rural community in the Town of Richmond.
2. Minimize the visual impact of development to maintain rural, undeveloped character and feeling.
3. Encourage residential, commercial or industrial development that is compatible with the rural character and agricultural heritage of the Town of Richmond or would not cause land use conflicts and negative impacts to natural resources and agricultural.
4. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.



Callie's Corner open space in the Town of Richmond. Photo by Shawn Demulling.

5. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents whether developed by the

town or in conjunction with neighboring communities.

6. Encourage housing sites in the town that meet the needs of persons within a variety of income levels, age groups, and special needs.
7. Support new developments that are primarily single-family homes or two-family homes.
8. Encourage home sites that are safe from seasonal flooding or ponding.
9. Encourage high density development and other more intense land uses to locate where public utilities are available.
10. Rural economic development should promote alternative agricultural and forestry-based opportunities and industrial and commercial development with minimal infrastructure needs that is compatible with neighboring land uses.
11. Encourage the commercial redevelopment and reuse of the town's existing commercial sites.
12. Prevent unplanned commercial development along major roadways.

13. Manage growth to help limit conflicts between agriculture and non-farm land use.
14. Preserve Richmond's most important environmentally sensitive areas, natural resources and productive forest lands.
15. Preserve the Town's scenic beauty, historical heritage and archeological resources.



Traditional agriculture is impacted by housing growth. Photo by Shawn Demulling.

Policies:

1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan. See future land use section, below.
2. Review the town's plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.
3. When considering rezoning requests recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.
4. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.
5. Additional mobile home parks or multi-family or multi-unit dwellings do not fit the rural character of the Town of Richmond and should not be developed. Multi-



Dean's Mobile Home Park in the Town of Richmond. Additional mobile home parks are not encouraged in the Town. Photo by Shawn Demulling.

family, multi-unit dwelling housing or a mobile home park is defined as five or more units in a structure or on a lot.

6. Conservation design development in major subdivisions and common septic systems is an option to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.



Rural development that utilizes forested areas in the Town of Richmond. Photo by Shawn Demulling.

7. Review St. Croix County's Land Division Ordinance to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the town's needs, work with the St. Croix County Planning and Zoning Department in the development of a town land division ordinance.
8. Work with St. Croix County to change land division regulations to require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways and to require new development to stub future driveways to the right-of-way line. These changes will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.
9. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered near the edges of farm fields but not close enough to have conflicts with farming operations. Tree lines should be preserved.
10. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas.
11. Discourage large amounts of "side of the road" residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety
12. As new development occurs, discourage new private roads and explore options to make existing private roads public to improve access for emergency services, improve maintenance and decrease conflicts.
13. Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
14. Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding.

15. Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding.

16. The maximum gross density for development shall depend on the location of the development. The

gross density may not be the minimum lot size in all cases.

17. Inform property owners and developers that development located within three nautical miles of the airport will need to meet insulation or sound reduction requirements and are required to have deed restrictions acknowledging the airport and its related noise impacts.

18. New commercial activities that support residents in nearby neighborhoods should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH



Control of erosion and sediment during construction and after with buffers and shoreland protection will improve water quality and maintain property values. Photo by Shawn Demulling.



Future commercial development is planned for the land southeast of the STH 64 diamond interchange and between Business Hwy 64 and STH 64. Photo by Shawn Demulling.

35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No

other new areas of commercial development are encouraged or planned.

Generally, commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present.

19. Business signage, landscaping, screening, and lighting should be compatible with the rural character of Richmond. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses.
20. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.
21. Direct development away from environmentally sensitive areas and productive farm and forest lands.
22. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
23. Encourage new non-farm residential lots to be located adjacent to existing development or grouped to preserve larger tracts of agricultural land, protect natural resources and improve the design, layout and functionality of development.



Farm operations generate noise, dust and smells. Richmond will continue to see farming in the town and hopes buffer zones will decrease conflicts with residents. Photo by Shawn Demulling.



Residential development located near Ten Mile Creek. As residential development comes closer to the town's drainage corridors it will become more important for the town to consider preservation and protection options. Photo by Shawn Demulling.

24. Plan for future open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow

the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving development proposals.



The Willow River is an important resource that is impacted by development in the Town of Richmond. Photo by Shawn Demulling.

25. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.
26. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat, to restore degraded resources where possible and to emphasize their value to the community as potential focal points of natural beauty and recreation.
27. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.
28. Identify environmentally sensitive areas most likely to be subject to rapid degradation and work to protect these areas first. Restore

degraded resources, such as wetlands and woodlands, where possible.

29. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
30. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.



The Anderson Springs area is one of many scenic sites in the Town of Richmond. Photo by Shawn Demulling.

FUTURE LAND USE

The Town of Richmond's future land use map shows general land uses over the life of the plan. The map does not show exact locations, rather general areas of possible land use changes. These areas are intended to accommodate the historic growth projections of the town through 2030 including: 1,800-2,700 additional acres of residential land, 180-270 additional acres of protected open space land, 10,000-11,000 acres remaining in productive agriculture land (this includes crop land, forest land, grass or pasture land and alternative agriculture such as vegetables, flowers, llamas or organic), 40-90 additional acres of commercial land and 30-60 additional acres of industrial land.

There are five future land use categories: Parks, Recreation and Open Space; Mixed Rural; Rural Residential; Commercial; Industrial; and Institutional and Utilities. They are described as follows:

Open Space (1,110 existing acres, 1,350 future acres): These are lands which may be used for passive or active recreation, but are more likely to be protected open space.

The Willow River, Ten Mile Creek and Paperjack Creek corridors are identified as the resources enjoyed and utilized by most residents. The majority of the land along these corridors is undeveloped. Additional areas targeted as the most valuable to town residents and the most sensitive and in need of resource protection included the Anderson Springs and wetlands on the Upper Willow River. Most of the areas identified are unsuitable for construction and development, others are important for water quality protection. These areas could be publicly owned by agencies like U.S. Fish and Wildlife Service or the WDNR or they could be privately owned and incorporated into lots but protected by setbacks and other restrictions. There are some existing residential uses in these areas and there would probably be some new residential uses but residential density would be very low to protect the resources.

The town, working in conjunction with state, federal and local non-profit agencies, will utilize a variety of techniques, including conservation design development, conservation easements, park dedication, and purchase to protect these environmentally sensitive and future park areas. If state and county programs are established, the town



Open space protection of critical resources such as Ten Mile Creek will be an element of the future land uses in Richmond. Photo by Shawn Demulling.

may encourage purchase of development rights or transfer of development rights programs as resource protection techniques.

Rural Residential (3,000 existing acres, 15,000 future acres): The existing land use in the Town of Richmond that consists of existing traditional residential developments interspersed with agricultural operations. The vast majority of these lands are currently



Richmond's rural residential future land use will be a continuously changing mix of farm fields and housing development. Photo by Shawn Demulling.

farmed. It is characterized by large scale agriculture operations, hobby/small-scale farms and small-lot rural residential development that is compatible with the agricultural activity and that does not negatively impact prime farmland, environmental areas, drainage areas or waterways. Future development will consist of scattered medium-density, small-lot conventional

subdivisions. Conservation design may be used to preserve environmentally sensitive resources. Development will occur through major and minor subdivision creation. This residential development does not negatively impact environmental resources, drainage areas or waterways. For the amount of projected development in the town, only a fraction of this area will be needed for development over the time frame of this plan. It is expected that some type of agriculture or open space will continue. These lands are presently zoned Ag Residential.

Institutional & Utilities (10 - 15 existing acres, no change): This land use area includes the town hall, recycling center, Boardman cemetery and wastewater treatment facility, communication and radio towers, electrical substations and churches. No change in the amount of these land uses is expected.



Open space in Boardman by Callie's Park and Town Hall. Photo by Shawn Demulling.



Richmond is planning for commercial development at STH 65 and CTH G and south of unincorporated Boardman. Photos by Shawn Demulling.



sewer and water services are present.

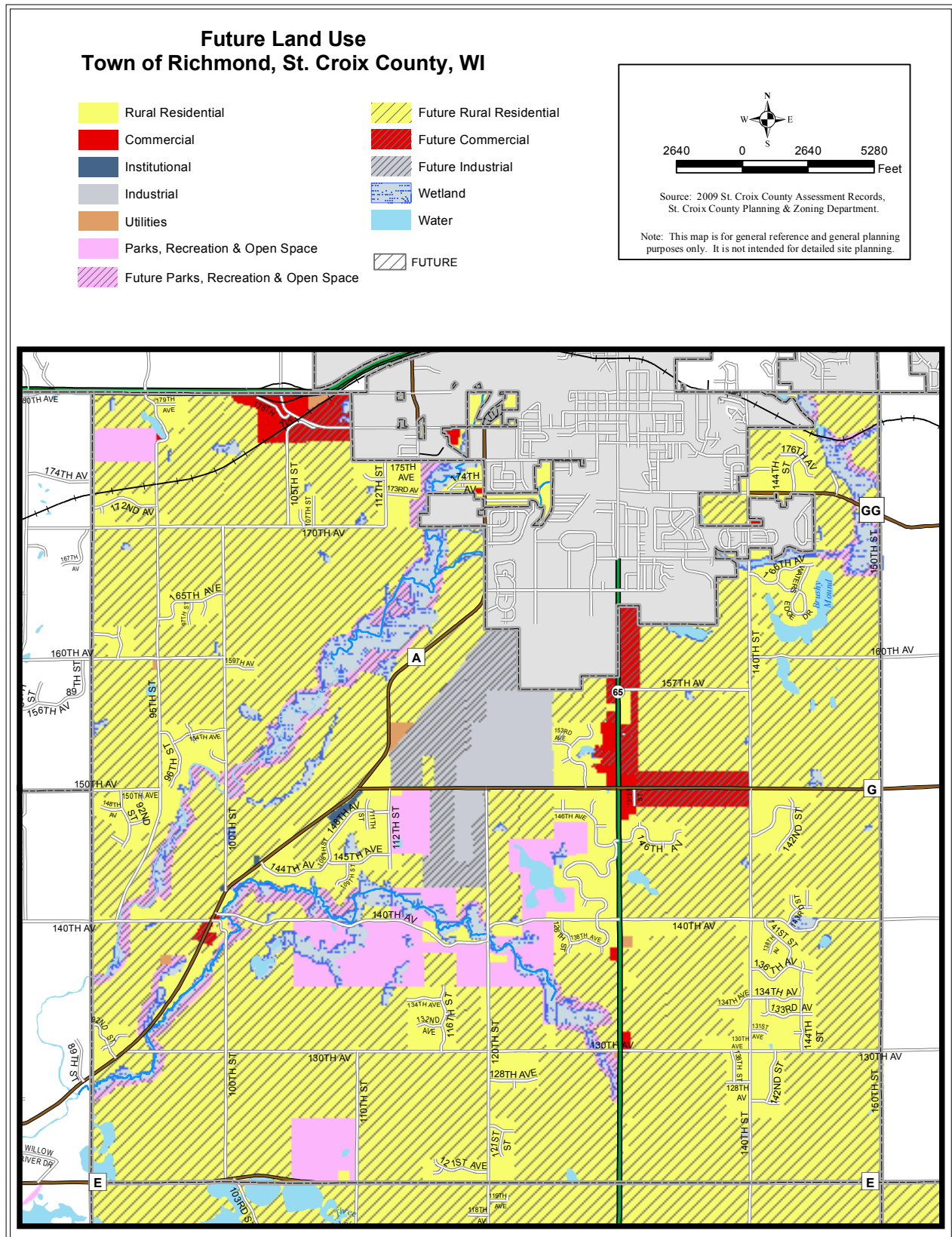
Commercial (175 existing acres, 400 future acres):

New commercial development should be located along STH 65 from the City of New Richmond to CTH G and along CTH G to 140th Street. Also commercial will likely infill south of Boardman on either side of CTH A and from the diamond interchange at 105th Street on STH 35/64 east to the City of New Richmond on Business Hwy 64. Existing commercial sites may show some expansion but only if it is not in conflict with other surrounding land uses. No other new areas of commercial development are encouraged or planned. Generally commercial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban

Industrial (350 existing acres, 475 future acres): New industrial land use is limited to expansion of the existing nonmetallic mining sites on CTH A as shown on the Future Land Use map. No other new areas of industrial development are encouraged or planned. Generally other large-scale, dense or high impact industrial development which requires greater services than the town can provide should be located within or adjacent to the City of New Richmond where urban sewer and water services are present or readily available.



Future industrial land uses in Richmond are limited to expansion of the existing nonmetallic mining sites on CTH G in the Town of Richmond. Photo by Shawn Demulling.



IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

PLAN ADOPTION

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration.

CONSISTENCY OF PLAN ELEMENTS

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of the town plan were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements.

IMPLEMENTATION RECOMMENDATIONS

The following charts depict a listing and timeline of the implementation actions for the Town of Richmond. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

Implementation Schedules

Town of Richmond -- 2010 to 2030

UTILITIES & COMMUNITY FACILITIES ELEMENT RECOMMENDATIONS		TIMEFRAME
1.	Work with St. Croix County Emergency Management to identify emergency siren coverage areas. As needed, provide an additional emergency warning siren to serve the southern portion of the Town of Richmond.	2011-2012
2.	Identify storm shelters for residents of mobile home parks and use local media and park owners to help educate residents on availability.	2012-2013
3.	Encourage property owners to test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs.	Ongoing
4.	Work with St. Croix County and state agencies to assure public health and groundwater quality when permitting, monitoring, maintenance and replacement of new and replacement private on-site wastewater systems and water wells.	Ongoing

TRANSPORTATION ELEMENT RECOMMENDATIONS		TIMEFRAME
1.	Regularly review, expand and revise the future road plan map for the town to meet the goals, objectives and policies of this plan.	Ongoing
2.	As development pressure increases, develop and adopt an official map for the Town of Richmond to assist in planning for, designating and protecting roadway corridors for planned road extensions.	2011-2013
3.	Communicate and work with WisDOT, St. Croix County, landowners and private developers on corridor preservation projects: limit development and access along State Trunk Highways 64 and 65 to help preserve them as throughways and scenic image corridors. Do not limit access over or under those highways.	Ongoing
4.	Designate specific town and county roadways for bicycle traffic and improve designated bicycle routes with shared roadways; wide, signed shoulders or possible off-road bike paths when opportunities arise, based on the Future Bike System map in this plan.	Ongoing
5.	Work with the City of New Richmond and the Multi-Purpose Pathway Committee to coordinate and sign bicycle/pedestrian routes into and out of the City of New Richmond.	Ongoing
6.	Consider working with the City of New Richmond and the New Richmond Airport Commission to obtain a seat on the Commission. Monitor activities by the Airport Commission that could affect town residents.	Ongoing
7.	Evaluate and implement town impact fees on new development projects to offset additional expenses to the town for roads.	Ongoing

HOUSING ELEMENT RECOMMENDATIONS		TIMEFRAME
1.	To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code.	Ongoing
2.	Encourage residents and mobile home park owners to ensure the safety of residents by anchoring mobile home units to frost-free foundations.	Ongoing
3.	Develop information to notify property owners and developers that development located within three nautical miles of the airport will need to meet height limitations and building construction standards for insulation and sound reduction. These sites may be required to have deed restrictions acknowledging the airport and its related noise impacts.	2011-2012
4.	Coordinate with St. Croix County to pursue grant funding for anchoring older mobile or manufactured homes.	Ongoing
5.	Work with St. Croix County to improve or expand St. Croix County Zoning Ordinance regulations regarding property maintenance and nuisance issues such as junk vehicles and dilapidated buildings.	Ongoing
6.	Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial or industrial properties.	Ongoing
7.	Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.	Ongoing

ECONOMIC DEVELOPMENT ELEMENT RECOMMENDATIONS		TIMEFRAME
1.	Support the continued operation and/or expansion of existing farms and businesses in Richmond.	Ongoing
2.	Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.	Ongoing
3.	Consider working with St. Croix Economic Development Corporation to assist in locating potential new businesses.	2011-2015

ECONOMIC DEVELOPMENT ELEMENT RECOMMENDATIONS		TIMEFRAME
4.	Promote higher quality development and minimize the negative impacts of commercial and industrial development in the Town through the use of restrictive covenants, zoning restrictions and design standards.	Ongoing
5.	Encourage St. Croix County to develop and adopt a site plan review process to identify minimum standards for commercial and industrial sites. These could include all commercial and industrial development in the Town but flexibility should be allowed to address the concerns of existing businesses. <ul style="list-style-type: none"> Commercial and industrial site plans should include parking preferably behind buildings and parking lot landscaping standards, including landscaped islands or rain gardens within large parking lots that break up the expanse of asphalt. Business signage, landscaping and lighting that is compatible with the rural character of Richmond. Lighting should be shielded and downward directed with no spillover onto neighboring properties and should have specific illumination time frames to maintain dark skies and save energy. Landscaping and screening should include visual screening standards and setback buffers between residential and industrial or commercial land uses. Work with businesses to maintain and protect the air quality, water quality and rural character of Richmond. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals. 	2013-2014
6.	Work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
7.	Commercial and industrial development should be designed with consideration of the open space that this plan identifies along the Town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and other wetlands.	Ongoing
AGRICULTURAL ELEMENT RECOMMENDATIONS		TIMEFRAME
1.	Support farmland tax credits, use value assessments, and other programs that encourage the continued use of land for farming.	Ongoing
2.	Require that new residents receive a copy of St. Croix County's 'Rural Living Guide' that outlines the traditional community norms and expectations for rural residents and develop a Town of Richmond supplement that provides important information for town residents and can be inserted into the county handout. Provide copies of the handout and insert to all new residents as part of the building process and post copies on the Town's website.	2011-2013
3.	Notify all new building applicants about the Right to Farm Law and that this is a farming area with associated smell, noise, and dust.	Ongoing
4.	Promote use of the forestry "best management practices" as minimum standards for logging and other uses.	Ongoing
5.	Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.	Ongoing

NATURAL RESOURCES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, floodplains, wetlands, steep slopes, woodlands, prairie and agriculture.	Ongoing
2. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect fish, waterfowl and wildlife habitats in the Town of Richmond through acquisition. Areas such as Anderson Springs, Willow River, Brushy Mound Pond and Paperjack Creek, provide surface and groundwater protection, are open to the public for some open space recreation, fishing and hunting activities and will improve and expanded scenic amenities for town residents.	Ongoing
3. Discourage and, where possible, prevent the altering of wetlands and floodplains by filling or developing.	Ongoing
4. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, lawn management and storm water management strategies.	Ongoing
5. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites before approving any changes in land use.	Ongoing
6. Delineate, refine and protect "environmental corridors" as a composite of Richmond's most sensitive natural areas.	Ongoing
7. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.	Ongoing
8. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	Ongoing
9. Support and work with the county on slope disturbance standards. Development should only be allowed on steep slopes with a grade from 12 to 20 percent where best management practices for erosion and sediment control and storm water management can be implemented successfully.	Ongoing

CULTURAL RESOURCES ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Maintain an inventory of historic, archaeological and scenic resources.	Ongoing
2. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
3. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.	Ongoing
4. Support the New Richmond Preservation Society as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the society maintains.	Ongoing

INTERGOVERNMENTAL COOPERATION ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Provide a copy of this comprehensive plan to all surrounding local governments.	2011
2. Work with St. Croix County, adjacent towns and the regional planning commission to identify and resolve actual and potential conflicts between the Town Plan and other plans through open dialog, cooperative initiatives, and amendments to the Town of Richmond Plan where appropriate.	Ongoing
3. Coordinate, cooperate and communicate with surrounding municipalities, state and federal agencies and St. Croix County to implement the goals, objectives and policies of this plan.	Ongoing
4. Monitor changes to state and county regulations to ensure compliance with the goals, objectives and policies of this plan	Ongoing

LAND USE ELEMENT RECOMMENDATIONS	TIMEFRAME
1. Direct new residential, open space, agricultural, institutional, commercial and industrial land uses to those areas that are designated in this comprehensive plan.	Ongoing
2. Review the town's plan, ordinances and policies prior to making a recommendation on a rezoning or land division request.	Ongoing
3. When considering rezoning requests, recommend rezoning only when there will be an immediate change in land use and only that portion of the parcel needed for development.	Ongoing
4. Work with the villages of Roberts and Somerset and the City of New Richmond to encourage high density residential, commercial and industrial development requiring a higher level of services to locate in these municipalities. Encourage business types which will benefit all the communities.	Ongoing
5. Conservation design development in major subdivisions and common septic systems is an option to protect natural resources and highly productive agricultural soils and provide services in a cost-effective manner.	Ongoing
6. Review St. Croix County's Land Division Ordinance to determine if the regulations meet the Town's needs. If St. Croix County's ordinance does not meet the town's needs, work with the St. Croix County Planning and Zoning Department in the development of a town land division ordinance.	2012-2014
7. Work with St. Croix County to change land division regulations to require the low building opening (LBO) for each development site to be staked with a base elevation reference point for all ponding, elevations and driveways and to require new development to stub future driveways to the right-of-way line. These changes will prevent conflicts with stormwater management ponds, LBOs and construction site erosion and sediment tracking.	2012-2015
8. Work with St. Croix County to update county ordinances to implement the goals, objectives and policies of this plan: <ul style="list-style-type: none"> • Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered near the edges of farm fields but not close enough to have conflicts with farming operations. Tree lines should be preserved. • Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road in residential areas and require it in commercial and industrial areas. • Update land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible. • Guide development away from hydric and alluvial soils, which are formed under conditions of saturation, flooding or ponding. • Encourage home site design that achieves rural character and farmland preservation objectives and ensures that home sites are safe from seasonal flooding or ponding. 	Ongoing
9. Plan for future open space along the town's primary drainage corridors, which include the Willow River, Ten Mile Creek, Paperjack Creek, Anderson Springs, Brushy Mound and Lundy ponds and related wetlands. These open space areas would allow the corridors to remain mostly undeveloped as wildlife corridors, contribute to preserving the town's rural character, provide stormwater management areas and provide potential trail linkages to the rest of the town. Where appropriate, the town could require the dedication of land for trails or parks before approving developments.	Ongoing
10. Discourage large amounts of "side of the road" residential and commercial development on State and county highways and arterial town roads to prevent congestion and preserve rural character and safety.	Ongoing
11. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.	Ongoing
12. Support buffer zones around agriculture areas and between farms and rural residential subdivisions consisting of a larger setback to residential structures and accessory structures.	Ongoing

PLAN MONITORING, AMENDMENTS AND UPDATE

The Town of Richmond should regularly evaluate its progress towards achieving the recommendations of this plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

PROCEDURES

The town should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every five years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the town use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats. need to be followed. The Town of Richmond should work with St. Croix County in monitoring the new state law for any changes that may clarify the amendment process. Before town adoption, any plan amendment must be forwarded to neighboring municipalities and the county for review and comment.



Fall colors and rural character in the Town of Richmond. Photo by Shawn Demulling.

APPENDIX

RESOLUTION - 08-08-07**ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR THE TOWN OF RICHMOND COMPREHENSIVE PLAN**

- WHEREAS,** the Town of Richmond has decided to prepare a comprehensive plan under the authority and procedures of §62.23 (3) and §66.1001, Wisconsin Statutes and in cooperation with the West Central Wisconsin Multijurisdictional Planning Project; and
- WHEREAS,** §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS,** the Town Board of the Town of Richmond will designate a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and
- WHEREAS,** the Town Board of the Town of Richmond has reviewed and recommends approval of the Public Participation Procedures for the Town of Richmond Comprehensive Plan; and
- WHEREAS,** the agreement between the Town of Richmond and its planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in the attached Public Participation Procedures for the Town of Richmond Comprehensive Plan; and
- WHEREAS,** the Town of Richmond believes that regular, meaningful public involvement in the Town of Richmond Planning Project and the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

THEREFORE BE IT RESOLVED, that the Town Board of the Town of Richmond hereby adopts the Public Participation Procedures for the Town of Richmond Comprehensive Plan in the attached document as its minimum public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 7th day of August, 2008.

Warren Bader, Chair

Donna Preece, Clerk

Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project

INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

THE GOVERNING BODY OF EACH LOCAL GOVERNMENTAL UNIT PARTICIPATING IN THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT RECOGNIZES THE NEED FOR AN OPEN AND ACTIVE PUBLIC PARTICIPATION PROCESS TO FOSTER A STRONG COMMUNITY COMMITMENT TO THE DEVELOPMENT AND IMPLEMENTATION OF A COMPREHENSIVE PLAN TO GUIDE THE COMMUNITY'S FUTURE GROWTH AND DEVELOPMENT. TO ENSURE THAT THE PUBLIC HAS AN OPPORTUNITY TO BE INVOLVED IN EVERY STAGE OF THE PREPARATION OF THE COMPREHENSIVE PLAN, THE PARTICIPANTS IDENTIFY THE FOLLOWING ACTIONS TO PROMOTE AN ACTIVE PUBLIC INVOLVEMENT PROCESS THAT PROVIDES COMPLETE INFORMATION, TIMELY PUBLIC NOTICE, FULL PUBLIC ACCESS TO KEY DECISIONS, AND SUPPORTS EARLY AND CONTINUING INVOLVEMENT OF THE PUBLIC IN DEVELOPING THE PLAN.

PUBLIC PARTICIPATION PROCEDURES

- Each participating local governmental unit shall have a duly appointed Plan Commission pursuant with §66.23 (1) and/or §60.62 (4), Wisconsin Statutes.
- All Plan Commission meetings are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- One Issues and Opportunities Identification workshop where the Plan Commission and the public will participate in a facilitated session to develop and prioritize key issues to be considered in the planning process, explore community values and problems, as well as strengths and weaknesses in being able to address the issues. The workshop is noticed and the public is invited to participate.
- One statistically valid Community Opinion Survey developed with consideration of the Issues and Opportunities Identification workshop outcome.
- One Community Vision and Development Design workshop where the Plan Commission and the public will participate in roundtable discussions, design preference activities and develop a community vision. The workshop is noticed and the public is invited to participate.
- At least one Open House and Information/Education meeting where information about planning activities and plan products will be presented. The meeting is noticed and the public is invited to participate.
- The governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The governing body of the local governmental unit will receive periodic reports from the Plan Commission during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- Where practicable, provide information about planning activities and plan outcomes on an Internet website. (WCWRPC will assist participants lacking such resources)
- All meetings of the governing body of the local governmental unit are open to the public and are officially posted to notify the public as required by law.
- Draft copies of the recommended Comprehensive Plan will be available at offices of the local governmental unit and other public places for the public to review and to submit written comments.

- A joint Plan Commission and governing body Public Hearing will be conducted on the recommended Comprehensive Plan prior to Plan Commission recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment and submit written comments.
- The governing body will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed to:
 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
 3. The Wisconsin Land Council.
 4. The Wisconsin Department of Administration.
 5. The West Central Wisconsin Regional Planning Commission.
 6. The public library that serves the area in which the local governmental unit is located.